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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

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Regular Meeting Held:
Thursday, January 12, 1978

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M. Thursday, January 12, 1978.

1. ROLL CALL:

Acting Chairperson called the meeting to order.

Secretary announced that due to the inclement weather, Chairperson Wallace, who has been out of town, could not get a plane back to San Francisco and therefore, was excused. Pursuant to the by-laws, Vice Chairperson Ergina would chair this meeting.

PRESENT: Dr. Amancio Ergina, Acting Chairperson
Joan M. Byrnes, Commissioner
Martin L. Helpman, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner

George Patton Colbert, Commissioner, called just prior to the meeting to say he would be late.

EXCUSED: Cleo F. Wallace, Chairperson

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director

Secretary informed the Commission that Counsel Johnson was tied up in court and would not be at this Commission meeting.

Acting Chairperson Ergina declared a quorum present.

2. VISITORS:

Visitors were acknowledged and welcomed:

Louise Yee, Ping Yuen
Jennie Hammond, PHTA President
Don Parrish, Communications Consultant
Richard Thue, Communications Consultant
Marshall Kilduff, San Francisco Chronicle
Donald Canter, San Francisco Examiner
Alina Beard, League of Women Voters

3. APPROVAL OF AGENDA:

Commissioner Ubalde, with a second from Commissioner Anderson, moved that the agenda as presented, be the agenda of the day. Unanimously passed.

4. APPROVAL OF MINUTES:

Commissioner Byrnes made a motion the minutes of the meeting of December 15, 1977, as mailed, be accepted. Seconded by Commissioner Ubalde and unanimously approved.

5. GENERAL COMMUNICATIONS: 10 5

None.

6. REPORT OF SECRETARY:

Secretary commended and complimented both Ms. Effie Robinson, Director of Senior Citizens Social Services, and Mr. Mel Spriggs, Chief of Family Tenant Services, and their staffs for the excellent job they did in providing a happy Holiday Season for the residents of public housing. In addition, he thanked the Chief of Maintenance, Richard Wright, and his staff who aided Mrs. Robinson and Mr. Spriggs in presenting the Holiday activities.

He called, first, on Ms. Robinson to give her report on holiday activities in the Senior Citizens Social Services Department. Her report was as follows:

The senior citizen residents tell us that Christmas, 1977, was the best we've had so far.

Senior Citizens Social Servises has on-going programs with senior citizen residents of four Family Developments in addition to regular programs in the nineteen Senior Citizen buildings.

In December and January we celebrate the holidays relevant to our senior citizen population: Christmas, Hanukkah, and Russian Christmas. The total building population is included in the social and educational programs involved.

In the Senior Program much emphasis is placed upon repetition of cultural traditions which have meaning for the older people. Through the years we have also established new traditions for each building which help to substitute for the loss in their lives. Thus decorations selected by the tenants in the past have been preserved and used each year and customs of the building are repeated.

A. Christmas Day Dinner

Few older residents have relatives or friends with whom they can spend Christmas Day. For the past seven years the Senior Citizen Citywide Council and the San Francisco Housing Authority, in cooperation with the Junior Chamber of Commerce and later the International Unity Festival Council, Inc., have provided a Christmas Dinner in each building to which all residents are invited. Overnight guests of the residents are included.

The importance which this dinner holds for the residents is proven by the large attendance citywide. Approximately nine hundred seniors are guests each year.

These dinners, accommodating senior citizens from 23 developments, represent a genuine community effort. The dinner funds come from chestnut sales organized by the International Unity Festival Council, Inc. The senior citizens from each building, working in rotation, prepare the chestnuts for roasting. The use of a warm pleasant room in a downtown restaurant is donated for the use of the seniors.

On Christmas Eve the SCSS staff and Dan O'Connor, Chairman of the IUFCI, organize the food boxes for delivery.

The caterer cooks the turkeys and food overnight, December 24th. SFHA Maintenance staff delivers the food Christmas morning to each building. Each building receives turkeys, yams, dressing, gravy, pumpkin pies, wine, fruit, and chocolates.

The residents contribute salads, vegetables, and relishes.

Enough food for two meals is delivered. Residents may use the excess as they wish. Some buildings freeze the food for New Years Day, others have a late night buffet on Christmas.

The Dining Employees Union volunteer as waiters for the seniors in several buildings. The seniors especially need assistance in handling turkeys and carrying them. Aside from this practical assistance, the sheer luxury of being served by professionals is wonderful.

B. Individual Building Parties

Each building had at least one party. Parties are given by community sponsors or by the tenant groups themselves. This year parties were enhanced by contributions from the SFHA. Staff reports that there was greater attendance this year than ever before.

Sponsors for Christmas Parties, 1977:

. Act Theatre Party - Geary Theatre
. SF Chapter of Links - 255 Woodside
. Police Community Relations - 25 Sanchez and 363 Noe
. Recreation Center for the Handicapped - 1760 Bush, 350 Ellis, 345 Hermann, Mission Dolores, 363 Noe, and 1880 Pine, Kennedy Towers
. Transit Workers Union - Westside Courts, 1750 McAllister
. Hilton Hotel - 350 Ellis
. Mark Hopkins Hotel - 227 Bay
. Square & Circle - 2698 California

C. Officers' Dinner

Each December the officers of the separate buildings and developments making up the Senior Citizen Citywide Council are hosted at a dinner planned by the SCSS. This year the dinner was held on December 20, 1977. The purpose of the dinner is to thank the officers for all they do each year to represent the residents of their buildings and the hard work they perform for individual residents as well as for the Tenant Councils to improve the quality of life in the buildings. When there is no Resident Assistant in the building, the officers often undertake duties which are far beyond their responsibilities.

The occasion is also used to stimulate new building programs through the awards.

1. Building of the Year Award

Entry to this competition requires at least three programs which are new to SFHA program. Award of $100.00; Winner - 1880 Pine Street.

2. Outstanding Single Event

Entry to this competition requires a special activity which is new and different. Award of $50.00; Winner - 350 Ellis Street.

Entries for both are judged upon creativity and involvement of seniors.

Upon completion of her report, the Acting Chairperson asked Ms. Robinson if they ever entertained any ideas of obtaining funds from various community organizations. Ms. Robinson said there was an organization that participated in their programs for the past seven years and they were former members of the Junior Chamber of Commerce -- so there have been business organizations involved. However, the awards were contributed by the Housing Authority this year, which in the past came from other groups.

Commissioner Byrnes acknowledged the outstanding program and asked if the Seniors from family units were included. Ms. Robinson said the dinners were for the Senior Complexes and their overnight guests who totalled some 900 persons. "It's a monumental job to organize for this number alone."

Mr. Spriggs was called upon to make his report. His written report was as follows:

Family Tenant Services and TPP Community Services organized a program of holiday activities that included parties for children and youth at Halloween, distribution of turkeys to needy families at Thanksgiving, and Christmas parties and performances. Costumes, prizes and refreshments highlighted the Halloween parties. Home-baked cakes and cookies, eggnog, ice cream, fruit and other refreshments, music, games and dancing, performances by clowns, jugglers and acrobats, and the appearance of Santa Claus and Mrs. Santa with candy canes and Christmas carols created high spirits and enjoyment at the Christmas parties. Seniors in the TPP area enjoyed buffet luncheons.

All Holiday parties were planned and organized jointly by staff and residents. Parent participation in parties this year was commendable. Parent volunteers baked cakes and cookies, got donations from local merchants, decorated Christmas trees, and served and chaperoned children at the parties. Staff performed a support role as needed and requested by resident leadership.

A total of approximately 5,000 children and adults participated in the Halloween parties throughout the family developments; probably more than 5,000 children and adults participated in the Christmas parties. At Thanksgiving, 86 seniors in the TPP area attended the luncheon and 109 turkeys were distributed to families.

A breakdown of holiday events and parties follows:

HALLOWEEN PARTIES:

Alemany
Bernal
Holly Courts
Hayes Valley
Hunters Point
Hunters View
North Beach
Ping Yuen
Potrero Terrace
Plaza East
Sunnydale
Valencia Gardens
Westwide Courts

THANKSGIVING TURKEY RECIPIENTS:

Alemany	5
Bernal	5
Alice Griffith	5
Holly Courts	5
Ping Yuen	11
Plaza	9
Potrero	13
Valencia Gardens	5
Hunters View	20
Sunnydale	10
Hunters Point	21
	109

THANKSGIVING LUNCH:

TPP Senior Citizens

CHRISTMAS PARTIES:

TPP Senior Citizens, Buffet Lunch	- December 16
Alemany Teens Party	- December 16
Sunnydale Young Mothers' Party	- December 16
Sunnydale Board Party	- December 17
Bernal Dwellings Children's Party	- December 17
Holly Courts Children's Party	- December 17
Holly Courts Adults' Party	- December 17
Alemany Children's Party	- December 19
Hayes Valley Childrens' and Teens' Party	- December 21

Hunters Point Children's Party	- December 21
Valencia Gardens Children's Party	- December 21
Potrero Hill Children's Party	- December 22
North Beach/Tel-Hi Party	- December 22
Westside Courts Children's Party	- December 22
Hunters Point Teens' Party	- December 22
Sunnydale Children's Party	- December 23
Ping Yuen Children's Party	- December 24

Mr. Spriggs commented that their holiday season begins at Halloween and continues through the Christmas season. Every year participation in the events becomes greater as more tenant organizations become involved. Family Tenant Services Department plays a supportive role to the organizations who actually put on these events. The parents participated to a greater extent this year which was seen as excellent progress. This appears to be an indication that they aren't looking to the Authority to do everything for them. It was estimated that approximately 5,000 youths were involved in 17 parties. The Housing Staff, through the employees' fund, contributed financially to these parties.

Acting Chairperson Ergina asked if our youth get a share of the fire department's gift-giving program. He was assured that they do come through the projects, give their gifts to our resident leaders and the leaders decide who will receive them.

Commissioner Byrnes asked if their department received support from the business community and Mr. Spriggs said the resident leaders had been very successful in obtaining such help.

At this point Commissioner Anderson said he had asked to be excused from this Commission meeting, but in view of the fact that Commissioner Helpman was being honored he had rearranged his schedule. He therefore asked, since he did have to leave early, if the agenda could be changed at this time to take up Commissioner Helpman's resolution so he could participate in honoring him. He made a motion to this effect which was seconded by Commissioner Ubalde. It passed unanimously.

The Secretary, therefore, read the following resolution:

RESOLUTION NO. 2128
* * * * * * * * * * *

RESOLUTION COMMENDING MARTIN L. HELPMAN
FIRST SENIOR CITIZEN RESIDENT COMMISSIONER
OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION COMMENDING MARTIN L. HELPMAN
FIRST SENIOR CITIZEN RESIDENT COMMISSIONER
OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

WHEREAS, The Honorable Martin L. Helpman was appointed on August 22, 1973 to serve as the first Commissioner of the Housing Authority selected from the senior citizen residents of public housing; and

WHEREAS, during his four years and four months in office, Commissioner Helpman has displayed dedication and diligence in carrying out his public responsibility to residents of public housing and all of the citizens of San Francisco; and

WHEREAS, long before his activities were officially recognized, Commissioner Helpman devoted his time and energy in attempting to better the living conditions of elderly persons on small fixed incomes; and

WHEREAS, prior to his appointment to this Commission, Commissioner Helpman served as the first president of the Mission Dolores Tenants Association;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission, in recognition of and commendation for the activities of Commissioner Martin L. Helpman, create the title of COMMISSIONER EMERITUS;

AND BE IT FURTHER RESOLVED:

That such title shall be bestowed upon Commissioner Helpman to hold during his lifetime and that thereafter it shall cease to exist;

AND BE IT FINALLY RESOLVED:

That the COMMISSIONER EMERITUS, regardless of his active tenure as a member of this Commission, shall always be accorded a place in the councils of this body and that his advice shall be sought and heeded by this Commission.

/s/ Cleo F. Wallace
Cleo F. Wallace, Chairperson

/s/ A. C. Ubalde, Jr.
The Rev. Dr. A.C. Ubalde, Jr.
Commissioner

/s/ Amancio Ergina
Dr. Amancio Ergina,
Vice Chairman

/s/ George Patton Colbert
George Patton Colbert,
Commissioner

/s/ Joan M. Byrnes
Joan M. Byrnes, Commissioner

/s/ Booker T. Anderson
Booker T. Anderson, Commissioner

Attest:

/s/ Walter L. Scott, II
Walter L. Scott, II Secretary

Commissioner Ubalde rose to his feet to move that this resolution commending Commissioner Helpman be adopted. Commissioner Anderson seconded.

The "AYES" were:	Dr. Amancio Ergina Joan M. Byrnes The Rev. Dr. A.C. Ubalde, Jr. Booker T. Anderson
Absent were:	Cleo F. Wallace George Patton Colbert

Commissioner Helpman received a standing ovation from all those assembled and the congratulations and best wishes from all the other Commissioners.

The Secretary wished it to be known that this was the first time in the history of the Housing Authority this title was bestowed upon anyone. He also went on to remind the Commissioners and general audience that on January 23rd, at 1:00 P.M., at Mission Dolores Senior Citizen Apartments, at 1855 Fifteenth Street, there would be a ceremony in honor of Commissioner Helpman, and at this ceremony the Mission Dolores Social Room and Garden will be dedicated in honor of, and named for, Commissioner Helpman. Everyone was invited to attend.

At 10:28 A.M. Commissioner Anderson left the meeting.

At 10:29 A.M. Commissioner Colbert entered the meeting.

At this point Item No. 6 on the agenda, Report of Secretary, was again picked up.

Secretary read the following report:

Open House - Pilot Program of 30 Units

The Housing Authority staff and residents have been coordinating the Open House scheduled to take place in Hunters Point, CAL 1-17(A), on Thursday, January 12, 1978, between the hours of 11:30 A.M. and 1:30 P.M.

Two units, one 4-bedroom and one 2-bedroom, have been furnished and will be used as models so that all visitors may see what the new trend in public housing will be for the Hunters Point Housing Projects.

Funding for the first 30 units modernized, were received from the Department of Housing and Urban Development through its Target Project Program and from the City and County of San Francisco through the Community Development act. The total cost is $1,230,000. Participants in this remodeling process included several community-based firms as well as many residents who were hired for this project.

Actual rehabilitation of the units commenced March, 1977. Now that we have completed 30 units we are in the process of selecting those families that meet the necessary rehousing criteria so that they may return to this area. On December 12, 1977, the first group of former residents were able to return to a rehabilitated unit in this section of Hunters Point. We anticipate that within the next month all 30 units will be occupied.

Over 800 invitations were sent to State and City Government Officials, the Department of Housing and Urban Development, the Redevelopment Agency, community-based organizations and churches, the Public Housing Tenants Association, the Senior Citizen City-Wide Council, local news media, all participating architects, all residents of the Hunters Point area and other concerned groups and citizens.

After touring the units, we feel you will be quite pleased with this accomplishment.

Secretary added that the cost per unit averaged $41,000, which included landscaping, new stoves and refrigerators.

7. REPORT OF COUNSEL:

Secretary stated Counsel Johnson has been tied up in court in a case from which she could not be released. She had no report at this time but would probably report to the Commissioners at the next meeting.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

Under new business there were an additional three resolutions. Secretary read a report on the first as follows:

Telephone Communications System - 1815 Egbert Avenue

On January 5, 1978, Staff received bids for the installation of a new telephone system for the Central Operating Facility at 1815 Egbert. Prior to the bid opening, Authority communications consultant, Comsul, Ltd., had recommended that the Authority install telephone equipment which it will own, in lieu of an on-going large monthly cost for equipment owned by the local phone company.

Bid responses were received from the local company, Pacific Telephone and Scott-Buttner Communications, Inc. dba ComPath.

Pacific Telephone's response was a quote for specified equipment, but based on an ongoing monthly rate. The other response, from ComPath, proposed installation of equipment which the Authority will own, independent of the local phone company.

Authority consultant has reviewed the proposals received and recommends that a contract be awarded to ComPath. The Pacific Telephone proposal was considered "irregular" in that it did not respond to the equipment purchase requirement of the bidding documents.

It is interesting to note that Authority consultant made an economic comparison of the two proposals over a projected ten year period. Savings accrued by ownership of equipment is projected to be over $153,000.

Staff concurs with the Consultant's opinion and recommends award of the installation contract to ComPath in the amount of $114,198.00.

He then presented:

RESOLUTION NO. 2129
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF
CONTRACT FOR TELEPHONE EQUIPMENT INSTALLATION
CENTRAL OPERATIONS FACILITY
1815 EGBERT AVENUE
* *

RESOLUTION NO. ____

RESOLUTION AUTHORIZING AWARD OF
CONTRACT FOR TELEPHONE EQUIPMENT INSTALLATION
CENTRAL OPERATIONS FACILITY
1815 EGBERT AVENUE
* *

WHEREAS, on November 28, 29 and 30, 1977, the Housing Authority of The City and County of San Francisco advertised for bids for the installation of a telephone communication system, including all equipment necessary for the installation, at the Central Operations Facility, 1815 Egbert Avenue; and

WHEREAS, on January 5, 1978, the following responses to said advertisement were received, publicly opened in accordance with said advertisement, and read aloud:

1. Pacific Telephone — Letter quoting installation charges and monthly use rates.

2. Scott-Butner Communications, Inc. dba ComPath — Total purchase cost-$114,198.00

WHEREAS, after review of the bid responses, it has been determined as follows:

1. Bid response received from Pacific Telephone did not conform to the bidding requirements, therefore response is not a valid bid.

2. Bid response received from Scott-Butner Communications, Inc. dba ComPath is considered a valid bid and is within the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the installation of the telephone communications system be awarded to Scott-Butner Communications, Inc., dba ComPath in the amount of $114,198.00.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Secretary introduced the Communications Consultants, Messrs. Don Parrish and Richard Thue, and called upon them to answer any questions the Commissioners had.

Upon close questioning by the Commissioners, Mr. Thue confirmed all of the comments in the Secretary's report and economic comparison. He also said included in the initial installation price is all the work performed in ironing out the problems always attendant in new installations; there is a one-year guarantee for parts and labor; thereafter repairs are on a time and materials basis. The reason for recommending outright purchase rather than rental of the equipment is that the Authority is exempt from paying property taxes whereas a private business is not exempt and under a rental agreement from a private business, we would be paying that company's property taxes as part of the rental. Therefore, by owning, we would gain a long-time benefit.

In answer to three questions posed by Commissioner Ubalde, Mr. Thue said this equipment is like a mini computer and any time a new feature is desired it can be achieved through programming. As to further economic advantages, the break-even point would be after the fourth year and going into the fifth year. After five years we could change the equipment with no loss of money. All the equipment is licensed under telephone company standards and meets all requirements. It is used by almost all independent vendors. Any telephone maintenance man could do the maintenance work. The system has a great deal of diagnostics built right in. It pinpoints many of its own problems. It is simply a matter of determining a bad part and replacing it.

He further explained that the Authority would own only the actual equipment in its buildings. The lines connecting us to the telephone company for long distance and local calls are still the property of the telephone company. We will be paying the same rates for the use of these as we did formerly.

As an aside, it was clarified by the Secretary that the central operations office, as determined by a prior commission, would be at the Egbert Avenue location.

Commissioner Byrnes made a motion that this resolution authorizing award of contract for telephone equipment installation be adopted. Seconded by Commissioner Colbert.

AYES: Dr. Amancio Ergina
Joan M. Byrnes
Martin L. Helpman
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert

NAYS: None

ABSENT: Cleo F. Wallace
Booker T. Anderson

As a preamble to the next resolution, the Secretary said the Task Force on Tenant Participation in the Management of Low Income Housing was established as an outgrowth of an April 5, 1977, Consumer Forum held in Washington, D.C. This unique advisory committee is equally composed of members from tenant groups, public housing authorities, and HUD officials. The primary purpose of the Task Force, as created by Secretary Harris, is to assist the Department in developing recommendations for comprehensive regulations that will ensure the adequacy of tenant participation in all phases of low income housing management. These draft regulations will be circulated to tenants and public housing authorities for their comments at ten regional hearings beginning in May 1978.

For this resolution ratifying travel for Chairperson Cleo F. Wallace to attend the second Task Force meeting held in Denver, the first having been held in Washington, D.C., the Commissioners were polled by telephone on January 4th and January 5th. Secretary recommended approval of this resolution.

RESOLUTION NO. 2130
* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO ATTEND
THE TASK FORCE MEETINGS OF THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
JANUARY 5-9, 1978, DENVER COLORADO
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO ATTEND
THE TASK FORCE MEETINGS OF THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
JANUARY 5-9, 1978, DENVER, COLORADO
* *

WHEREAS, the Department of Housing and Urban Development is holding a series of Task Force meetings in Denver, Colorado on January 5-9, 1978; and

WHEREAS, Chairperson Cleo F. Wallace is vitally involved in the interests of residents of public housing both locally and nationally; and

WHEREAS, Chairperson Wallace is Vice President of the San Francisco Public Housing Tenants Association; and

WHEREAS, Chairperson Wallace is Regional Chairperson of the National Tenants Organization; and

WHEREAS, a telephone poll of the Commissioners was conducted on January 4 and January 5, 1978; and

WHEREAS, it is vital to the continued low rent operation of this Authority that Chairperson Wallace attend these meetings;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. Chairperson Wallace's travel to Denver, Colorado, January 5-9, 1978, to attend the aforementioned meetings is hereby approved and ratified.

II. Travel expenses be in accord with the travel policy of this Authority adopted on January 2, 1977.

III. This ratification take effect immediately.

Commissioner Byrnes moved for approval with second from Commissioner Ubalde.

AYES: Dr. Amancio Ergina
Joan M. Byrnes
Martin L. Helpman
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert

NAYS: None

ABSENT: Cleo F. Wallace
Booker T. Anderson

The Secretary presented the final resolution:

RESOLUTION NO. 2131
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LAS VEGAS, NEVADA FEBRUARY 25-27, 1978 TO ATTEND NAHRO'S PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETING
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LAS VEGAS, NEVADA
FEBRUARY 25-27, 1978 TO ATTEND NAHRO'S PACIFIC
SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETING
* *

WHEREAS, the National Association of Housing and Redevelopment Officials Pacific Southwest Regional Council will hold a meeting of its Executive Board in Las Vegas, Nevada, on February 25-27, 1978; and

WHEREAS, the Executive Director is a Past President of the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Executive Director at this meeting in Las Vegas, Nevada is essential to the conduct of its low-rent public housing operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be authorized to travel to Las Vegas, Nevada, on February 25-27, 1978, for the purpose of attending the Executive Board meetings of the Pacific Southwest Regional Council of NAHRO.

II. That time, expenses and per diem be allowed in accordance with the travel policy of this Authority adopted on January 2, 1977.

III. That this resolution shall become effective immediately.

In reply to Commissioner Ubalde's question, Secretary said Las Vegas would be the site of the Pacific Southwest Regional Annual meeting in May 1978, and it was customary for the Executive Board Meeting to be held at the same site as the annual conference for that particular year. In this fashion they could spot any possible problems in advance and take necessary corrective measures.

Commissioner Ubalde moved to adopt this resolution; seconded by Commissioner Byrnes.

AYES: Dr. Amancio Ergina
Joan M. Byrnes
Martin L. Helpman
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert

NAYS: None

ABSENT: Cleo F. Wallace
Booker T. Anderson

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 26, 1978

40 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M. Thursday, January 26, 1978.

1. ROLL CALL:

Chairperson Wallace called the meeting to order at 10:00 A.M.

Secretary announced that up to this time he had not heard from Commissioner Colbert who may have been tied up in court. Those present were:

PRESENT:	Cleo F. Wallace, Chairperson Dr. Amancio Ergina, Vice Chairperson Joan M. Byrnes, Commissioner The Rev. Dr. A.C. Ubalde, Jr., Commissioner Booker T. Anderson, Commissioner James San Fong, Commissioner
ABSENT:	George Patton Colbert, Commissioner
ALSO PRESENT:	Walter L. Scott, II, Secretary/Executive Director Lois L. Johnson, Counsel

Chairperson announced a quorum present.

Chairperson Wallace then turned the gavel over to Vice Chairperson Ergina, who asked the next order of business which was:

SEATING OF COMMISSIONERS:

Re-Seating of Commissioner Wallace:

The Secretary announced the Authority has received from the Office of the Mayor, certified copies of Letter of Reappointment, Letter of Acceptance, Reappointment Forms, Oath of Office, Certificate of Reappointment and Certificate by the Mayor that Commissioner Wallace is not an officer or employee of the City and County of San Francisco, all relating to the reappointment of Commissioner Wallace for another term on this Commission.

Acting Chairperson Ergina moved that the documents be accepted and filed. Commissioner Ubalde seconded. Unanimously approved.

Acting Chairperson Ergina moved that Commissioner Wallace be reseated as a member of this Authority forthwith.

Secretary extended congratulations and said Commissioner Wallace would be supplied copies of the basic documents as soon as they are received from the Mayor's Office.

There was a round of congratulations and applause for Chairperson Wallace.

Acting Chairperson Ergina returned the gavel to the Chairperson.

Seating of Commissioner Fong:

Secretary announced he had received copies of a letter of resignation from Commissioner Martin L. Helpman and a copy of a letter of acceptance of this resignation by the Mayor.

Chairperson Wallace moved to accept the documents. Commissioner Byrnes seconded the motion. Unanimously approved.

Secretary then announced the authority had received from the Office of the Mayor, certified copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and Certificate by the Mayor that Commissioner Fong is not an officer or employee of the City and County of San Francisco, all relating to the appointment of Commissioner Fong for a term on this Commission.

Chairperson Wallace moved that the documents be accepted and filed. Commissioner Ubalde seconded. Unanimously passed.

Chairperson Wallace moved that Commissioner Fong be seated as a member of this Authority forthwith.

Secretary extended congratulations to Commissioner Fong and stated as soon as the appropriate copies were received from the Mayor's office, Commissioner Fong would be supplied with same.

There was a round of congratulations and applause for Commissioner Fong.

2. VISITORS:

Secretary acknowledged and welcomed the following visitors:

Donald Canter, Examiner
Marshall Kilduff, Chronicle
Ethel McCarrell
Christine Neal, PHTA
Jennie Hammond, PHTA
Alina Beard, League of Women Voters

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved for acceptance of the agenda as presented. Seconded by Commissioner Anderson and unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Ubalde moved that the minutes of the regular meeting held Thursday, January 12, 1978, be amended as follows:

PAGE 8, FIFTH PARAGRAPH SHOULD BE DELETED. IN ITS PLACE SHOULD BE:

"Commissioner Ubalde said, I'm really vague at this point. This means, then, that the permanent office of the public housing authority will be at Egbert?

"Secretary stated that was correct.

"Commissioner Ubalde stated the following: This was decided by this Commission?

"Secretary's response was, by a prior Commission.

"Commissioner Ubalde repeated, by a prior Commission. Thank you."

Vice Chairperson Ergina seconded the motion which was then unanimously passed.

Commissioner Ubalde then moved that the minutes be accepted as amended. Commissioner Ergina seconded. Unanimously passed.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

None.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

The Secretary presented the following resolution:

RESOLUTION NO. 2132
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RESOLUTION REJECTING BID
CAL 1-18(13) MISSION DOLORES
* * * * * * * * * * * * * * * *

RESOLUTION NO. _____

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RESOLUTION REJECTING BID
CAL 1-18(13) MISSION DOLORES

* * * * * * * * * * * * * * * *

WHEREAS, on December 23, 27 and 28, 1977, the Authority advertised for bids for boiler expansion work at CAL 1-18(13); and

WHEREAS, on January 17, 1978 bids were received, publicly opened in accordance with prior advertisement, and read aloud, as follows:

1. KINGSHILL & SON,
   SUTTER CALIFORNIA CORP. $ 57,972.00

WHEREAS, after review of the Authority's budget amount for the work involved, it has been determined that the single bid submittal received exceeds the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned bid received for the work is hereby rejected.

II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidder of the rejection of said bid.

III. That the Executive Director is instructed to proceed to re-advertise for bids immediately.

Secretary read the following report into the record:

CAL 1-18(13) Mission Dolores Boiler Expansion

On January 17, 1978, bids were received for boiler expansion work at CAL 1-18(13) Mission Dolores Apartments. This is one of fourteen Authority Developments funded under the 1977 Community Development Block Grant Funding for heating system upgrading.

One bid was received for the work: Kingshill & Son, Sutter California Corp. in the amount of $57,972.00. Staff and its engineering consultant recommend rejection of the bid since it exceeds the engineer's estimate by approximately 30%. Staff does not feel that a single bid would represent the true cost of the work.

Commissioner Ergina asked, in view of the fact there was only one bid, to what extent we go to attract possible bidders.

The Secretary answered that we have a very comprehensive system for advertising for bids in the Bay Area. However, he felt in this instance we would now have to go outside the Bay Area to find contractors to do this work -- advertise in the state-wide Pacific Daily Builder, which is the paper for contractors.

Upon further questioning as to the reasons for these difficulties in the bidding process, the Director of Program Development, Mr. Ussery, said it was possible the contractor found out he was the only one coming in with a bid and to protect himself, bid high, although there were at least six or seven other contractors who had picked up plans and specifications.

Upon close questioning by the Commissioners, it was stated we would readvertise for bids immediately throughout the State of California. This is the first time we have put out bids for this type of work at Mission Dolores, having done our own work in the past, for much less than contractors would do it. However, this job is too large for our capabilities.

Commissioner Ubalde asked, since Mr. Scott had been so positive on this subject at the ceremony for Commissioner Helpman last Monday, what had happened between then and now to cause a rejection of the bids. The Secretary answered that his optimism was based on the fact that six or seven contractors had picked up copies of the plans and specifications. Then, only one bid was received.

Chairperson Wallace expressed concern about the delay and its effect on the residents of Mission Dolores and whether or not they would understand what was happening. The Commissioners were assured that the situation would be explained to the residents forthwith.

Commissioner Byrnes asked both about the length of the delay, and the urgency of the situation at Misison Dolores, and was assured it would be no longer than 30-45 days. The Director of Housing Operations, Mr. Carey, explained there was still heat there, but we are constantly making repairs. It was also stated we have been patching this boiler for 7-8 years.

Chairperson asked if we had considered the impact of boiler installation on separate metering at Mission Dolores. The response was that this would be converting from wholesale to retail and such policy would be set by this Commisison based on recommendations from the staff. We will have to do an economic analysis to determine if it is feasible to convert. With information now available, staff would recommend against retail rates for senior citizens.

Vice Chairperson Ergina moved for adoption of this resolution with a second by Commissioner Byrnes.

AYES:	Cleo F. Wallace	NAYS:	None
	Dr. Amancio Ergina		
	Joan M. Byrnes	ABSENT:	George Patton Colbert
	The Rev. Dr. A.C. Ubalde, Jr.		
	Booker T. Anderson		
	James San Fong		

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:13 A.M.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting held:
Thursday, February 9, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M. Thursday, February 9, 1978.

1. ROLL CALL:

Chairperson Wallace called the meeting to order at 10:00 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
James San Fong, Commissioner

EXCUSED: The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner
Booker T. Anderson, Commissioner

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

Chairperson announced a quorum present.

2. VISITORS:

The following visitors were acknowledged and welcomed to the meeting:

Don Canter, Examiner
Victor Beard
Lillie M. Ransom, PHTA
Nazara Haris
Lee Haris
Marshall Kilduff, Chronicle
Virginia Henderson, Potrero Hill Member
Lucille Walton, PHTA
Rebecca Purnell, PHTA
Francis Hugunin, PHTA
Mrs. Ruth Wellington, PHTA
Christine Neal, PHTA
Alina Beard, SFLWV
Jane Grieco, SFNLAF, Chinatown-North Beach

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved that the agenda presented be the agenda of the day. Commissioner Ergina seconded. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved that the minutes, as mailed, be approved. Commissioner Byrnes seconded. Unanimously passed.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Secretary announced the Deputy Executive Director had just returned from a meeting of NAHRO's Large Housing Authority Subcommittee in Washington, D.C., which is a subcommittee of NAHRO's National Housing Management and Maintenance Committee. The meetings were held January 31st and February 1st. He asked Deputy Executive Director, Mr. Cavanaugh, to report on those meetings.

Mr. Cavanaugh gave the following report:

REPORT OF MEETING OF NAHRO'S LARGE HOUSING AUTHORITY SUBCOMMITTEE SUBCOMMITTEE IN WASHINGTON, D.C. ON JANUARY 31 AND FEBRUARY 1, 1978

Nahro's Large Housing Authority Subcommittee, which is a part of NAHRO's National Management and Maintenance Committee, held a meeting on January 31 and February 1, 1978 in Washington, D.C. As a duly appointed member of both the full committee and the sub-committee, I attended the above mentioned meeting and will outline below the significant topics considered, the highlights of the discussion, and recommendations and decisions resulting therefrom.

In addition to my representation of the San Francisco Housing Authority, other representatives were in attendance from Housing Authorities in New York City, Newark, Detroit, Washington D.C., Buffalo, Chicago, Cleveland, Rochester, Norfolk, Mobile, St. Louis, and Dade County (Miami).

The following agenda items were discussed with recommendations to be made to legislative representatives from the subcommittee on Housing and Urban Affairs of the Senate Committee on Banking, Housing and Urban Affairs and to the Deputy Assistant Secretary for Assisted Housing in the Department of Housing and Urban Development (HUD):

1. Public Housing Security Needs.
2. Funding to cover Deferred Maintenance Needs.
3. Performance Funding System -
   a. Use of Appeals Funds approved in 1979 HUD Budget ($12 million)
   b. Request for Proposals to conduct Performance Funding System Evaluation
4. HUD policy regarding projects that have reached the end of the 40 year financing by HUD.
5. Utility and Insurance Costs.
6. Status of proposed changes to Modernization program.
7. Status of Technical Assistance Program for Large Housing Authorities.
8. Conversion of Public Housing projects to Section 8 - Substantial Rehabilitation.

Public Housing Security Needs

The subcommittee took a strong position that HUD had failed to carry out a previous commitment to the subcommittee that funds would be added to the 1979 HUD budget request to cover special funding to cover security needs in the large housing authority public housing projects. The budget

that HUD recommended for fiscal year 1979 did not recommend special set-aside funding for this purpose and as a result Congress did not appropriate the additional amount needed. Several Senators and Congressmen have since advised that support would have been given to the additional funding needs for Security in public housing, if HUD's requested budget had included such funds.

Funding to Cover Deferred Maintenance Needs

The subcommittee also took a strong position that HUD had failed to carry out a previous commitment that substantial funds would be included in the 1979 HUD budget submission to cover the large backlog of deferred maintenance needs. As in the case of Security funding, Congress would not appropriate more funding for the operations of public housing, than was requested by the Department of HUD.

Performance Funding System Use of Appeals Funds

As a result of previous recommendations made to HUD by last year's NAHRO subcommittee on "Performance Funding System", of which I served as Chairperson, HUD did include in their 1979 budget request, funds to cover an "Appeals" System. As a result of HUD's request, Congress approved $12 million for the first year of the "Appeals" policy.

Deputy Assistant Secretary, Nancy Chisholm, advised that HUD was still working on the policy determinations relating to the use of "Appeals" funds. She did indicate, however, that HUD policy would likely be such that only those PHA's who could demonstrate "good management" would be awarded any of the appeals funds, and that "poor management" would not be awarded any of such funds until management has improved to the satisfaction of HUD.

Performance Funding System - System Evaluation

Secretary Harris ordered an evaluation of the Performance Funding System, shortly after her arrival in HUD. At the time she requested input, in the preparation of the request for proposals, from NAHRO members who would represent a cross section of various PHA's from the standpoint of location in the country, and size of program. Six members were appointed, of which I was one. The NAHRO group previously commented on the proposed draft of a request for proposal for the evaluation. On this trip, the NAHRO group again had a meeting with the HUD Office of Policy Development and Research to check the status of the publishing of the proposal request. We found that numerous delays had occurred within HUD due to the current HUD reorganization and due to a request from the Office of Management and Budget to also review and comment on the proposal before being published. The Office of Housing within HUD, still has not furnished comments on the proposal and from our meeting with Deputy Assistant Secretary Nancy Chisholm, there will be further delay before publishing.

HUD Policy With Respect to Projects Reaching 40 Year End of Financing

HUD has agreed to continue to furnish operating subsidies to projects that have reached the end of the capital debt service. Annual Contributions Contracts will be extended for another five year period providing the projects are still "decent, safe and sanitary" for use as housing. If not in good condition, such projects will still be eligible for Modernization and then an extension of the ACC support in the form of operating subsidy.

Utility and Insurance Costs

HUD will continue to include the costs of utilities as an add-on to the regular performance funding formula. Also HUD will allow for the rapidly increasing cost of insurance as an expense which is "Beyond the control of the PHA" and therefore the cost is eligible to be added separately from the PFS formula computation.

Status of Proposed Changes to Modernization Program

A revised HUD policy handbook is still being processed. It will contain policy provisions to allow some additional "Major Maintenance" items as eligible for Modernization funding. Modernization funds for fiscal 1978 have already been allocated to Area Offices with the priority criteria outlined on assigning additional funds to the various PHA's. One criteria still prevails that very little Modernization funds will be allocated to a PHA that still has substantial funds previously allocated, but not yet used. This criteria will prevent any additional funds in any substantial amount to be approved for the San Francisco Housing Authority. The Authority can, however, expect some additional funding for emergency needs on the basis that current delay in spending available funds is largely due to HUD's failure to make decisions with respect to Hunters Point TPP.

Status of Technical Assistance Program for Large Housing Authorities

As a result of a request from NAHRO last year, I prepared a proposed program called "STRAP" (Special Technical Review and Assistance Program) which was designed to provide a means of giving technical assistance to any PHA that needed help in any part of their operations. The idea was presented to HUD by NAHRO and HUD is in favor of the plan. The Technical Assistance plan will be presented to the full NAHRO Management and Maintenance Committee to approve, at the Houston NAHRO Workshop on March 19, 1978.

Conversion of Public Housing Projects to Section 8 - Substantial Rehabilitation

HUD has indicated an interest in a program of converting conventional public housing projects to Section 8 - Substantial Rehabilitation, as a basis of modernizing the older projects without use of so much regular modernization funds. The plan is very good if the legal problems can be resolved of separating projects from the consolidated annual contributions contract. This is considered to be possible and I would suggest the Housing Authority explore the possibility of getting additional rehabilitation money from this source, to complete the full Hunters Point scope planned for modernization under TPP.

Recommendations of the Large Housing Authority Sub-Committee

Based on the above, the Large Housing Authority Subcommittee recommends the following action be taken:

1. That Housing Authorities immediately follow-up with their Congressional delegations, and any other group or individuals, including tenant organizations and the Mayors, to call strong attention to the Secretary of HUD, the Office of Management and Budget, and even the Office of the President, that special additional funding must be made available to the large authorities to cover emergency needs for additional Security and to cover the long standing deferred maintenance conditions.

2. Resolutions be adopted by individual PHA's to support the urgent need for Security and Deferred Maintenance and that copies be distributed to all groups and individuals that need to take action in support of this need and can help in convincing the Department of HUD that supplemental budget funds must be requested to meet this emergency.

As a result of questioning on the part of the Commissioners regarding security and maintenance, the Deputy Executive Director said there had not been enough supportive effort in both these directions. We need to do a great deal more work to press HUD for special additional funding for these purposes. Presently we have to absorb security and maintenance out of funds for general operations, whereas we feel we should have an additional allowance

for these costs. For San Francisco alone, we have estimmated $45 million to put all projects into good physical condition. The Subcommittee adopted strong resolutions which will go to the full committee in the upcoming Houston HAHRO Workshop. Then it will go to the NAHRO Board of Governors to be voted on as a national policy.

There was additional discussion on the 40-year HUD financing of projects. When they were first built it was felt they should operate entirely out of rental income. In practice, that concept didn't last and operating subsidies were added to the debt subsidy. HUD will agree to an extension of the ACC for another five years providing the project is in safe, sanitary and decent condition. If it is not, modernization money will be available to put it in this condition. HUD is more liberal with development funds than with operating subsidies. Unfortunately, security has to come out of operating subsidies. HUD will approve emergency modernization money and they do want to see Hunters Point and the TPP problem resolved in spite of the fact that they are holding up the demolition decision which, in turn, is holding up modernization at other projects.

There was also discussion on a technical assistance program which will be funded through HUD for any authority that requests help. It will be a matter of one authority helping another authority to solve a problem with which they have already dealt.

Deputy Executive Director said there are insufficient modernization funds from HUD at the present time. Section 8 Substantial Rehabilitation is a separate pool of development money and HUD has had trouble committing all of these funds. Conceivably, public housing could use this money in lieu of unavailable modernization funds. HUD Management is amenable to the idea, including the necessary refinancing. Section 8 operating subsidy is twice that of conventional public housing. Section 8 Substantial Rehabilitation also allows more eligible items for rehabilitation funding than modernization.

It was established that, after the 40 year HUD financing period is up and the bonds are all paid, the housing authority owns the project, and it could be sold to the tenants. The tenants participation task force is presently discussing tenant management programs and it was agreed that the tenant organizations would be notified when these 40-year periods are up.

Based on Mr. Cavanaugh's report, Chairperson Wallace asked that Staff have information available before going to Washington, and in arranging meetings, making very sure that we deal with security needs very strongly. She asked that a mailgram be put together on the need for security in the projects, suggesting also that we put forth every effort and ask other agencies to participate in trying to get more security funding. She said before Commander Weatherspoon was sent to Kansas for meetings on security, we went back to Washington to talk to Senator Brooke who was going to initiate a bill dealing with security. There had been two other bills before that. We should find out what has happened to these, though one of them did die in Congress. We should have that information available so we can move forward on them.

Chairperson also said she would like to have a meeting arranged with Mrs. Harris, the Secretary of Housing and Urban Development. We have previously met with Mr. Simons, Ms. Chisholm and others, but somehow Mrs. Harris doesn't get the message. She felt that now we should talk directly to Mrs. Harris when she has time to sit down with the Commissioners from the San Francisco Housing Authority to deal with policies that should reflect the feelings of Commissioners and not just Staff.

In addition, she wanted to know Mrs. Harris' position on Inchon Village, and felt we should have clarification from Mrs. Harris on this point as well as the demolition at Hunters Point, since so much is dependent on what happens there.

Secretary said Staff would prepare a resolution for arranging such meetings with Secretary Harris, to be ready for next Commission meeting.

As a result of this discussion, staff was directed to (1) prepare a report on expended modernization funds to date; (2) prepare a mailgram addressed to HUD concerning the need for funding of security and deferred maintenance in the operating subsidy budget forpublic housing, and to arrange meetings with Secretary Harris; and (3) prepare a resolution for adoption at the next Commission meeting urging HUD funding for public housing security and deferred maintenance.

7. REPORT OF COUNSEL:

Counsel Johnson reported we are now working on reorganizing the rent delinquencies department. We are also developing a list of the status of all litigation pending. This will be updated approximately every two months for Commissioners and Staff.

Chairperson asked for the status on Barsch and Lowy. Counsel said she had requested a report for the last Commission meeting which has, to date, not been received. However, the information she had at the moment was that Barsch and Lowy would possibly be set for trial February 27th.

Regarding 1880 Pine, the attorneys were to have taken depositions in January. However, there has been a delay and now they are talking about doing several depositions in February and March. She has asked for a status report on this which they have agreed to supply.

Commissioner Byrnes asked the status of the suit against the City by the Four Seas Corporation relative to the International Hotel situation. Counsel said we have perfected our appeal but it is in a state of limbo. Four Seas still has an appeal on the demolition permit. She said she would supply the Commissioners with the last report on this situation.

Chairperson Wallace also asked about an article in the paper regarding pay for some of the unions and how it affected our Authority and other authorities in terms of reserves.

Secretary responded that the Supreme Court ruled the Trust Fund for Local 261 was entitled to those funds. However, the Assistant Executive Director stated we have not, as yet, received a letter on this and we do not know the dollar amount involved. Chairperson felt as soon as we have this information it should be made available to the Finance Committee. She was assured this would be done as soon as Local 261 gives us a letter.

8. UNFINISHED BUSINESS:

The Secretary read the following report into the record:

TPP Status

Following completion of the first 30 units at CAL 1-17A Upper West, the architects proceeded to complete working drawings for a segment of CAL 1-17A Lower West. This increment contains 33 two-story units. Bids were advertised on February 1, 1978 with opening of bids scheduled for March 1, 1978. It is anticipated that a contract for the work will be awarded at the March 9, 1978 Commission meeting. Following the award, construction is scheduled to commence on March 20, 1978, to be completed on September 20, 1978.

Several meetings with HUD representatives have taken place in January and February to date, concerning the status of the remaining projects and the three story building demolition plans. The Authority informally submitted a draft alternative demolition plan to HUD on January 27, 1978. While this plan is under consideration by HUD, they have approved proceeding with working drawings for rehabilitation of the Hunters View development. The architect began work on February 2, 1978. Bids are scheduled to be advertised on June 1, 1978, construction to begin in July 1978 with completion of Phase I scheduled for March 1979 and completion of Phase II scheduled for November 1979.

Staff anticipates approval from HUD to proceed on working drawings for Harbor Slope rehabilitation on February 6, 1978. Drawings will be completed in April 1978, with bidding in May 1978. Construction will be scheduled to commence in July 1978 with completion of Phase I scheduled for February 1979 and completion of Phase II scheduled for October 1979.

Chairperson said, since Harbor Slope and Hunters View were being taken care of, and the original TPP plans only called for a multi-purpose facility and cosmetic work at Alice Griffith, she was very concerned about the large number of vacancies there and asked that staff prepare, for the first meeting in March, the cost figures for readying all vacancies at Alice Griffith. She felt this should be dealt with before vacating Harbor Slope and Hunters View. She also commented on the number of places boarded up in various projects and said we had entirely too many vacancies.

The Secretary said cost estimates for putting the units back on rent rolls can be assembled. However, he reminded her there is a Commission policy and a previous Commission action that we freeze these units so they can be used for on-site rehousing after beginning rehabilitation of Harbor Slope and Hunters View. Before we can do anything with Alice Griffith, we will have to see what the case load will be for rehousing purposes after we begin rehabilitation of Harbor Slope and Hunters View. He assured the Commissioners we would look into this.

Secretary then read the following report.

Status Report - Yerba Buena Annex

The security program in progress at the Yerba Buena Plaza Annex is proceeding quite successfully. The fence has been completed, and the doorman's station is expected to be completed within the next week. Policemen and guards continue to patrol the building and grounds on a twenty-four hour basis. Their presence has been helpful in deterring criminal activities while they have also been instrumental in assisting the San Francisco Police Department in the arrest of suspects.

However, we have had no recent reports of serious crimes. More and more misdemeanor types of offenses are being reported to the security patrols and being settled immediately. Elevator vandalism and vandalism of the property has decreased considerably.

The residents had wanted this building and ground security patrol program for a long time, and we often receive calls from residents expressing their satisfaction with the program.

A few of the employees hired under this one (1) year funded program have resigned to accept permanent jobs with other agencies or companies. However, because this is a temporary program, we anticipated some turnover. Replacements are being brought in as persons resign in order that we may be able to continue the twenty-four hour per day level of security coverage.

Daily inspection of the premises continues in an effort to maintain the grounds and to check lighting, as proper lighting throughout the building is an integral part of the security program.

This program continues to be monitored closely by the Mayor's Office of Employment and Training.

Chairperson addressed an item not on the agenda asking if, at Potrero Terrace, something could be done about taking out the fences where they are down and pipes are protruding. She felt it was a hazard. The Secretary said we would have Potrero Terrace and Annex surveyed for the removal of these fences that are down.

9. NEW BUSINESS:

Secretary introduced the following Resolution:

RESOLUTION NO. 2133
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
AND BOSTON, MASSACHUSETTS, FEBRUARY 23 TO MARCH 3, 1978
TO ATTEND A SERIES OF HOUSING-RELATED ACTIVITIES AND MEETINGS
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
AND BOSTON, MASSACHUSETTS, FEBRUARY 23 TO MARCH 3, 1978
TO ATTEND A SERIES OF HOUSING-RELATED ACTIVITIES AND MEETINGS
* *

WHEREAS, Cleo F. Wallace is Chairperson of the San Francisco Housing Authority; and

WHEREAS, Chairperson Wallace is also a resident of public housing in San Francisco, Vice President of the Public Housing Tenants Association, and Regional Vice President of the National Tenants Organization; and

WHEREAS, the Department of Housing and Urban Development is holding hearings on tenant participation in the management of public housing in Washington, D.C. on February 23-24, 1978; and

WHEREAS, the Bureau of National Affairs, Inc. Institute for Professional and Executive Development, Inc. is holding a workshop in Washington, D.C., February 26-28, 1978, dealing with tax exempt Section 11(b) financing of Section 8 Assisted Housing; and

WHEREAS, Chairperson Wallace has been invited to visit and inspect the management operations at the National Capitol Housing Authority on March 1, 1978; and

WHEREAS, Chairperson Wallace has been invited to visit and view the tenant management structure at the Bromley Heath development in Boston, Massachusetts, March 2-3, 1978;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. Chairperson Cleo F. Wallace be authorized to travel to Washington, D.C. and Boston Massachusetts, February 23 through March 3, 1978, for purposes of attending the HUD hearings on tenant participation in public housing, the BNA Section 8 financing workshop and inspection of management capability at the National Capitol and Boston Housing Authorities.

II. Travel time, expenses and per diem be in accord with the travel policies of this Authority as adopted January 27, 1977.

III. This Resolution become effective immediately.

This Resolution for Chairperson Wallace was to enable her to attend a series of very worthwhile meetings. Staff recommended adoption of this resolution.

Commissioner Byrnes moved for adoption. Commissioner Ergina seconded. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
James San Fong

NAYS: None

EXCUSED: The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson

Secretary then brought forth the following resolution:

RESOLUTION NO. 2134
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
FEBRUARY 26 - 28, 1978 FOR ATTENDANCE AT
A WORKSHOP FOR LEGAL PRACTITIONERS
ON TAX EXEMPT SECTION 11 (b) FINANCING OF SECTION 8 ASSISTED HOUSING
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C.
FEBRUARY 26 - 28, 1978 FOR ATTENDANCE AT A WORKSHOP FOR LEGAL PRACTITIONERS
ON TAX EXEMPT SECTION 11(b) FINANCING OF SECTION 8 ASSISTED HOUSING
* *

WHEREAS, the Bureau of National Affairs, Inc. Institute for Professional and Executive Development, Inc. is holding a workshop in Washington, D. C., February 26 - 28, 1978, dealing with tax exempt Section 11(b) financing of Section 8 Assisted Housing; and

WHEREAS, the workshop is geared specifically toward legal practioners; and

WHEREAS, knowledge of the subject matter of the workshop is key in financing Section 8 New Construction and Substantial Rehabilitation developments; and

WHEREAS, this Authority has been alloted 42 units of Section 8 New Construction for large families; and

WHEREAS, this Authority expects to receive further allotments of Section 8 New Construction and Substantial Rehabilitation which will have to be financed; and

WHEREAS, it is deemed essential to the development of Authority programs and the Housing Authority's low rent operations that Counsel Lois Johnson attend this workshop.

NOW, THEREFORE BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Counsel Lois Johnson be authorized to travel to Washington, D.C. on February 26 - 28, 1978 for purposes of attending the aforementioned Section 8 financing workshop.

2. Travel time, expenses and per diem be in accord with the travel policies of this Authority as adopted January 27, 1977.

3. That this Resolution become effective immediately.

Secretary stated staff recommended adoption of this resolution.

Commissioner Ergina moved for adoption with a second from Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
James San Fong

NAYS: None

EXCUSED: The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson

Secretary introduced the final resolution:

RESOLUTION NO. 2135
* * * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 2118
ADOPTED AT COMMISSION MEETING OF OCTOBER 27, 1977
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 2118
ADOPTED AT COMMISSION MEETING OF OCTOBER 27, 1977
* *

WHEREAS, on September 23, 26 and 27, 1977, the Authority advertised for bids for the installation of new windows and exterior painting at CAL 1-2 Potrero Terrace; and

WHEREAS, on October 11, 1977, the bids were received, publicly opened in accordance with prior advertisement and read aloud; and

WHEREAS, a resolution was prepared for submission to the Commission at its regular meeting held on October 27, 1977 rejecting said bid; and

WHEREAS, said resolution was adopted by this Commission; and

WHEREAS, it is the intention of the Executive Director to amend the amount of $269,233.00 to show the correct amount of $629,233.00 for the bid from Joel Li Construction;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Resolution No. 2118, adopted at the Commission Meeting of October 27, 1977, be amended to show the amount of the bid as $629,233.00.

II. That said resolution heretofore adopted still remain in force and effect.

In this regard, Chairperson asked when we would go out to bid on the installation of new windows and exterior painting at Potrero Terrace. Secretary reminded the Commissioners this bid came in 80% over budget. Staff has made a tentative recommendation to take funds from another source to add to this, all in the Potrero Terrace modernization funding, and he felt this should be discussed with the community improvement association and possibly to look also at other alternatives. We would not go to bid until this matter has been discussed with the tenant organization. There had been one meeting held the past Monday.

Chairperson asked about modernization emergency money to deal with gas lines and meters. Secretary said this would be looked into.

There was general discussion from the audience as related to problems of modernization, maintenance and security at Potrero Terrace.

Commissioner Byrnes commented on the Opening of the New Community Center for the Tenants at Ping Yuen. Between Staff and Tenants, she felt it was a job very well done.

There being no further business to come before the Commission, the meeting was adjourned.

_____
Chairperson

_____
Secretary

MAR 7 1978

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting held:
Thursday, February 23, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M., Thursday, February 23, 1978.

1. ROLL CALL:

Chairperson Wallace called the meeting to order at 10:05 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
James San Fong, Commissioner

EXCUSED: Booker T. Anderson, Commissioner

Secretary said Commissioner Colbert might have been held up in court.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

Chairperson announced a quorum present.

2. VISITORS:

The Secretary acknowledged and welcomed the following visitors:

Rebecca Purnell, PHTA
Mary Brewer, Sunnydale
Francis Hugunin, PHTA
Lucille Walton, PHTA
Ed Montoya, Bernal Dwellings Tenant Association - POP
Anna Rose, Sunnydale Community Center
Donna Billups, Sunnydale Community Center
Gertrude Williams, Holly Courts
Attie Bell McCoy, Holly Courts
L.M. Ransom, PHTA
Alina Beard, LWV
Christine Neal, PHTA
D. Waugh, Examiner

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved the agenda as presented be the agenda of the day; seconded by Commissioner Byrnes. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Byrnes made a motion the minutes of the meeting of February 9, 1978, as mailed, be approved. Commissioner Ergina seconded with unanimous approval.

5. GENERAL COMMUNICATIONS:

Secretary introduced the following letter from HUD Area Director James H. Price to Mayor Moscone:

George R. Moscone, Mayor
City & County of San Francisco
City Hall
Civic Center
San Francisco, California 94124

Dear Mayor Moscone:

Subject: Low Income Public Housing Program
Fiscal Year 1978 Allocations

The San Francisco Area Office is pleased to announce the availability of $703,500 in annual contract authority for the Public Housing Program in your allocation area for fiscal year 1978. These funds represent your allocation area's fair share of the Low Income Public Housing Program funds provided to this office for the present fiscal year and constitute the Notice of Housing Assistance Availability (NOHAA).

The San Francisco HUD Area Office will accept applications to develop a Public Housing Program from the City of San Francisco. In order for this office to meet the three-year proportionality goals of the aggregated HAP's within your allocation area, this office must request that your application reflect the following proposed housing unit types:

Type	Elderly	Family	Large Family	Total Units
New	0	84	0	84
Rehab	0	117	0	117
				201

Applications may be submitted by your local housing authority provided that it has been previously approved by HUD to participate in the Public Housing Program. Applicants from the State of California must have existing State referendum authority for the units which are proposed in their application.

Applications should be submitted by your jurisdiction's designated housing authority within forty-five days of the date of this notification. Forms and instructions needed to complete the application have been provided to the San Francisco Housing Authority under separate cover.

The office looks forward to the development of an effective assisted housing policy in your area.

Sincerely,

/s/ James H. Price

James H. Price
Area Director

Commissioner Fong asked if we have applied for these funds. Secretary replied that we have to apply and our application must be in within 45 days. After further discussion, the Director of Program Development was instructed to obtain all information on total allocations for the entire Bay Area for the information of the Commission. It was also established that we will request the full allocation of 201 units, and that the 42 units in the Western Addition were not a part of this allocation, but rather, a prior allocation.

6. REPORT OF SECRETARY:

Secretary read the following report into the record:

Bid Results - Group Financing

Bids were opened February 15, 1978 for the following Group Financing:

First Series - 1978 $ 56,474,000

	Amount	Interest	Premium
Crocker National Bank, et.al.	$40,000,000	3.28-3.42	$ 64.00
Bank of America, et.al.	16,474,000	3.45	1,005.00

For your information, the last bid opening on October 12, 1977 resulted in rates of 3.19%. Additional details are as follows:

1st Series - 1978			
Crocker National Bank, et.al.	$56,474,000	3.28-3.48	$ 80.00
Bank of America, et.al.	56,474,000	3.45-3.49	3,445.00
First Natl Bank of Boston, et.al.	56,474,000	3.47	622.00
United California Bank	56,474,000	3.56-3.72	574.00
Morgan Guaranty Trust Co. of New York, et.al.	56,474,000	3.78	3,163.00
Bankers Trust Company	56,474,000	3.79	328.00
First National City Bank, et.al.	56,474,000	3.81-3.83	2,812.00
PREVIOUS BID RESULTS:			
Ninth Series - 1977 10-12-77			
Bankers Trust	$45,013,000	3.28-3.50	$2,329.00
Bank of America, et.al.	45,013,000	3.35-3.42	2,369.00
United California Bank	45,013,000	3.57	489.00
Eighth Series - 1977 10-12-77			
Bankers Trust	$60,941,000	3.19-3.33	$2,672.00
Bank of America, et.al.	60,941,000	3.22-3.26	2,723.00
United California Bank	60,941,000	3.31-3.49	472.00
Seventh Series - 1977 9-13-77			
Bank of America, et.al.	$53,602,000	2.98-3.02	$2,316.00
Wells Fargo Bank, et.al.	53,602,000	3.12-3.42	-0-
United California Bank	53,602,000	3.16-3.30	1,944.00
Chemical Bank and Assoc.	10,000,000	3.20	53.00
Morgan Guaranty Trust, et.al.	53,602,000	3.23	2,573.00
First Natl City Bank, et.al.	53,602,000	3.35	2,289.00
Bankers Trust Co.	53,602,000	3.40	578.00
Sixth Series - 1977 5-17-77			
Bank of America	$60,707,000	2.76-2.77	$2,464.00
Bank of New York	2,000,000	2.77-2.82	-0-
United California Bank	60,707,000	2.84-2.97	2,504.00
First Natl City Bank, et.al.	60,707,000	2.98	2,179.00
Morgan Guaranty Trust, et.al.	60,707,000	2.99	2,489.00
Bankers Trust	60,707,000	2.96-3.00	105.00
Crocker National Bank, et.al.	60,707,000	3.12-3.17	48.00

7. REPORT OF COUNSEL:

Counsel Johnson said it was her understanding that Barsch and Lowy had gone to trial on February 21st. Counsel Sullivan is handling this case. It was also mentioned that our Chief of Project Development has been tied up in court all week, each day on this case.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

Preparatory to introducing the first resolution, the Secretary made the following report:

Pursuant to your requests at the last Commission Meeting in response to the Deputy Executive Director's report on the problems of large housing authorities, staff has done the following:

1. A mailgram has been prepared to Secretary Harris with copies to President Carter and our Congressional delegation, and NAHRO officials, urging additional financial assistance from HUD in the form of special set-aside operating subsidies earmarked for use in catching up with a huge backlog of deferred maintenance work and to cover the cost of emergency security needs. The requested special set-aside of operating subsidy funds would be in addition to the operating subsidies currently allocated annually under HUD's performance funding system.

   This mailgram is for the signatures of the Mayor, our Commissioners, Senior Citizens Citywide Council, Public Housing Tenants Association, and your Executive Director.

MAILGRAM

TO: Honorable Patricia Harris, Secretary of the Department of Housing and Urban Development

The conventional public housing dwellings in the City and County of San Francisco are in critical need of additional financial assistance from HUD in the form of special set-aside operating subsidies earmarked for use in catching up with a huge backlog of deferred maintenance work and to cover the cost of emergency security needs. The requested special set-aside of operating subsidy funds would be in addition to the operating subsidies currently allocated annually under HUD's performance funding system.

We are informed that you have already ordered an evaluation of HUD's performance funding system and that a "Request for Proposals" will soon be out to cover this much needed study and evaluation. We are deeply concerned however, about the long period required to do such an evaluation and the normal long period of assessing the results and implementing changes therefrom. The San Francisco Housing Authority, and we understand most of the other local housing authorities in the larger urban areas, cannot wait for the results of the evaluation of the current PFS, and expect to maintain the public housing projects anywhere near the statutory required condition stated in all the Housing Laws and Amendments.

The National Association of Housing and Redevelopment Officials had made several studies and evaluations of the PFS and has concluded that the current PFS simply does not contain funding factors or criteria that relate to the real cost problems of the larger urban communities, particularly relating to the higher labor and material costs involved with maintenance. A prime example in this area of operations of public housing is the difference in cost of using union labor versus non-union labor. The PFS is silent on any factor adjustment for this major cost effect item. Another example of need related to high cost in the larger urban localities is that of security needs. Again the PFS does not relate the cost of security as a special factor for the larger urban areas.

For the purpose of making all of the conventional projects in San Francisco whole, with respect to catch-up on deferred maintenance work items, a special set-aside of additional operating subsidy in the amount of $45 million would be needed. A NAHRO Research Task Force recently completed a survey of selected large urban public housing authorities with respect to the need for set-aside special funding for services such as deferred maintenance and security. The Task Force found a similar situation of need in all the larger PHA's that were surveyed. With respect to the

set-aside needed to cover security in the public housing projects in San Francisco, an additional $1 million would be necessary for each year of operations.

By separate mailing, we are forwarding for your attention, a copy of Resolution No. 2140 that was adopted on February 23, 1978 by the Board of Commissioners of the San Francisco Housing Authority. This document formally requests that you prepare and submit a supplemental Fiscal 1979 Budget request to Congress to provide special set-asides for additional operating subsidies to cover needed funds for the cost of deferred maintenance and security in public housing dwellings in the larger urban areas.

Secretary went on to say that, in addition to the mailgram, staff has sent to Governor Brown, through his special assistant, Mr. Percy Pinkney, a proposed letter for Governor Brown's signature requesting the same action. He read the following two letters into the record:

February 16, 1978

Mr. Percy Pinkney
Special Assistant
Office of the Governor
Sacramento, California

Dear Percy:

As you undoubtedly realize, public housing in urban areas such as San Francisco is in dire economic straits and does not have the operating funds to devote to such matters as security or deferred maintenance. Yet, the need is particularly great.

The housing authorities in large urban areas are participating in a campaign to see that HUD asks for an appropriation of special funding for the two cited needs. To assist in this campaign, we would greatly appreciate it if Governor Brown could sign the enclosed letter.

Thanks for your continued help.

Sincerely,

/s/ Walter L. Scott, II

Walter L. Scott, II
Executive Director

PROPOSED LETTER:

The Honorable Patricia Roberts Harris, Secretary
Department of Housing and Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410

Dear Secretary Harris:

I understand that HUD did not initiate the appropriation of special funds for public housing security and deferred maintenance for local authorities in large urban areas. Such funds are badly needed to insure the decency and safety of the housing for those of low income.

I urge that a special appropriation be immediately submitted to Congress to meet the unique security and maintenance needs existant in the public housing developments in our nation's largest cities.

Thank you for your consideration of this matter.

Very truly yours,

Edmund G. Brown, Jr.
Governor

A letter was also sent to Mayor Moscone, through his Director of Community Development, Mr. Carl Williams, again requesting support and urging the Secretary to comply with the mailgram request. The following letters were also read into the record:

February 16, 1978

Mr. Carl Williams, Director
Mayor's Office of Community Development
City Hall, Room 205
San Francisco, California 94102

Dear Carl:

As you may know, the large urban public housing authorities in NAHRO are campaigning to have HUD seek special appropriations for security and deferred maintenance needs. To aid in this struggle, we would appreciate Mayor Moscone sending the attached letter to Secretary Harris.

Thanks for all your assistance.

Sincerely,

/s/ Walter L. Scott, II

Walter L. Scott, II
Executive Director

PROPOSED LETTER:

The Honorable Patricia Roberts Harris, Secretary
Department of Housing and Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410

Dear Secretary Harris:

It has come to my attention that HUD did not earmark special monies for deferred maintenance and security needs, to be available as a separate add-on to the HUD funding formula, as part of the operating subsidy for conventional public housing in the fiscal 1979 budget. Had HUD earmarked such funds, I understand there would have been considerable Congressional support to appropriate additional funds for these special purposes.

I urge you to see that special appropriation for deferred maintenance and security is immediately submitted to Congress. I am quite familiar with the problems of public housing in large urban areas. The chief problem is that the present formula for computing operating subsidy is insufficient and large urban authorities have no funds to assign by themselves to deferred maintenance and security concerns. Yet it is in these large urban areas that the need is the greatest and make a supplemental appropriation a vital necessity.

If greater security were provided to the residents of the large family projects in our metropolitan areas and if long-standing maintenance needs could also be met, the projects could then truly offer safe and sanitary housing to those of low income. Without these necessities being attended to, low income residents have to endure less than an adequate share of the housing availability.

I trust that you will take this matter under your personal consideration and that an appropriation will be submitted for the benefit of all low income public housing residents in urban areas.

Thank you for your attention to this matter.

Very truly yours,

George R. Moscone
Mayor

The Secretary then went on to say that the Deputy Executive Director, who will be heading up the delegation of Commissioners who will be in Washington, D.C. March 4th through 7th, has arranged, through his long-time association with him, a meeting with Mr. Joseph Burstein, Counsellor to the Secretary, at 2:30 PM on March 7th. There is an excellent chance that Secretary Harris, in spite of her busy schedule on that day, will drop in for a few minutes.

The following meetings have been scheduled:

Monday, March 6, 1978

2:30 P.M. Senator Hayakawa

Tuesday, March 7th

9:00 AM Mr. Bob Maffin, Executive Director of NAHRO, and Ed Silverman, Director of the Legislative Affairs for NAHRO, to get an overview on the issues we should be advocating for with our Congressional Delegation.

10:00 AM Senator Cranston

1:15 PM Congressman John Burton

1:30 PM Congressman Phillip Burton

2:30 PM Mr. Joseph Burstein, Counsellor to the Secretary and Secretary Harris

2. Pursuant to Commission action, staff has prepared a resolution requesting the Department of Housing and Urban Development prepare and submit a supplemental fiscal 1979 budget to congress to provide special set-aside additional operating subsidies to cover needed funds for the cost of deferred maintenance and security in public housing dwellings in the larger urban areas, and recommends adoption thereof.

RESOLUTION NO. 2136
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RESOLUTION REQUESTING THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) PREPARE AND SUBMIT A SUPPLEMENTAL FISCAL 1979 BUDGET TO CONGRESS TO PROVIDE SPECIAL SET-ASIDE ADDITIONAL OPERATING SUBSIDIES TO COVER NEEDED FUNDS FOR THE COST OF DEFERRED MAINTENANCE AND SECURITY IN PUBLIC HOUSING DWELLINGS IN THE LARGER URBAN AREAS

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RESOLUTION NO.

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RESOLUTION REQUESTING THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) PREPARE AND SUBMIT A SUPPLEMENTAL FISCAL 1979 BUDGET TO CONGRESS TO PROVIDE SPECIAL SET-ASIDE ADDITIONAL OPERATING SUBSIDIES TO COVER NEEDED FUNDS FOR THE COST OF DEFERRED MAINTENANCE AND SECURITY IN PUBLIC HOUSING DWELLINGS IN THE LARGER URBAN AREAS

* *

WHEREAS, Federal Housing laws and amendments since the enactment of the Housing Act of 1937 have provided that public housing developed and operated under the provisions of annual contributions contracts between the Federal Government and a local Public Housing Agency (PHA) shall at all times be operated for the purpose of providing decent, safe and sanitary dwellings within the financial reach of families and individuals of low income; and

WHEREAS, the primary obligation and commitment of the Federal Agency (HUD) based on the provisions of the annual contributions contract with the local PHA is to provide financial assistance at such a level that the public housing dwellings can be operated to provide decent, safe and sanitary accommodations when the costs of operation are considered reasonable in the efficient and economical operation of the dwellings; and

WHEREAS, the financial assistance provided by the Federal Agency (HUD) to assure the provision of decent, safe and sanitary public housing for a large portion of the low income families and individuals has not increased at the rate of normal inflation in operating costs, particularly in the larger urban localities, and consequently management and maintenance services have necessarily been reduced to a point where many public housing dwellings can no longer be considered decent, safe and sanitary; and

WHEREAS, for the last six (6) years the Federal Agency (HUD) has based its estimate of the need for financial assistance, in the form of operating subsidies for public housing operations, on arbitrary and unrealistic formula systems which still continue to fall far short of keeping pace with inflation trends, particularly in the larger urban areas, and fail to make allowances for catch-up of deferred maintenance and security needs; and

WHEREAS, the Federal Agency (HUD) has not evaluated their current Performance Funding System (PFS) to determine what changes are needed to assure that financial assistance to PHAs is available to each locality to cover actual inflation trends and to allow for catch-up on deferred maintenance and other costs that are unique to a particular location, such as security need in the larger urban areas; and

WHEREAS, as an example of one large public housing program with critica funding problems, the Housing Authority of the City and County of San Francisco currently is in need of $45 million to cover deferred maintenance, and an additional $1 million annually to cover special security needs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Secretary of the Department of Housing and Urban Development (HUD) be requested to immediately prepare and submit a Supplemental Fiscal 1979 Budget request to Congress to make additional special set-aside funds available to Public Housing Agencies to cover the cost of catch-up with deferred maintenance needs and a special set-aside of funds for security purposes for the public housing programs operated in the larger urban areas.

AND, THEREFORE, BE IT FURTHER RESOLVED THAT:

The Secretary of the Department of Housing and Urban Development (HUD) be requested to proceed immediately with a full evaluation of the current HUD Performance Funding System (PFS). The evaluation should be used to determine whether the current PFS, even with major changes, could serve the permanent need for a better method of determining and allocating operating subsidies to PHAs administering public housing programs, or whether a completely new method must be devised; and

BE IT FINALLY RESOLVED:

I. That this Resolution shall become effective immediately.

II. That if any conflict arises between this Resolution and any other Resolution of this Authority heretofore adopted and now in effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Ubalde moved for adoption of this resolution with a second by Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

NAYS: None

ABSENT: George Patton Colbert

EXCUSED: Booker T. Anderson

Chairperson Wallace asked if there was any information available from the hearings that the Mayor held on crime. She felt it would be good backup material for the need for additional funds for security. She was assured it was available and we will get all these statistics together to support our case.

She also felt in addition to the Mayor and Governor, we should contact our Assemblymen in various districts to get their support. Secretary assured her we would contact both Senators of the State and three Assemblymen of the city. Chairperson also commented she had received a copy of the Mayor's address to the Board of Supervisors on legislation for housing, and felt we should also have additional copies of this to take to Washington. It was felt this constituted the Mayor's support of this agency. Commissioner Ubalde said it could also be considered an endorsement from the Board of Supervisors.

The second resolution was read by the Secretary with the comment that staff recommended adoption:

RESOLUTION NO. 2137
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RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
TO ATTEND THE FORTY-SEVENTH ANNUAL MEETING OF
THE NATIONAL HOUSING CONFERENCE, MARCH 4-7, 1978
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RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
TO ATTEND THE FORTY-SEVENTH ANNUAL MEETING OF
THE NATIONAL HOUSING CONFERENCE, MARCH 4-7, 1978
* *

WHEREAS, the National Housing Conference will hold its Forty-Seventh Annual Meeting in Washington, D.C., March 4-7, 1978; and

WHEREAS, the San Francisco Housing Authority has been a member of and benefited greatly from its membership in the National Housing Conference for many years; and

WHEREAS, subjects of discussion will include the recently passed Housing and Community Development Act of 1977 and its effect on housing and community development programming particularly as they affect subsidized housing; and

WHEREAS, participants will include national political figures, and HUD representatives at the highest levels, as well as representatives from the field of housing throughout the country; and

WHEREAS, it is deemed essential to the low-rent operation of this Authority that such Commissioners as the Commission chooses to designate, the Executive Director and legal counsel attend this conference.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission as the Commission indicates, the Executive Director and legal counsel be authorized to travel to Washington, D.C., March 4-7, 1978 for the purpose of attending the aforementioned Annual Meeting.

II. That travel time, expenses and per diem be allowed in accordance with the travel policy of this Authority as adopted January 27, 1977.

III. That this Resolution shall become effective immediately.

Commissioner Byrnes moved for adoption. Commissioner Ergina seconded. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

NAYS: None

ABSENT: George Patton Colbert

EXCUSED: Booker T. Anderson

Commissioner Colbert entered the meeting room at 10:20 A.M.

Secretary then introduced the third resolution with the following report:

SECTION 8 EXISTING HOUSING PROGRAM FISCAL YEAR 1978 INVITATIONS

On February 2, 1978, the Department of Housing and Urban Development, in a letter to Mayor Moscone, announced the availability of funds for use in the Section 8 Existing Housing Program for fiscal year 1978.

This latest invitation would add 151 additional units of family housing to the program for a total 981.

The attached resolution authorized the Executive Director to submit an application to HUD and to amend the Annual Contributions Contract and staff recommends Commission approval.

He also read the letter referenced above:

2 Feb 1978

Honorable George R. Moscone, Mayor
City & County of San Francisco
City Hall
Civic Center
San Francisco, California 94124

Dear Mayor Moscone:

Subject: Section 8 Existing Housing Program
Fiscal Year 1978 Invitations

The San Francisco Area Office is pleased to announce the availability of $521,856 for use in the Section 8 Existing Housing Program in your jurisdiction for fiscal year 1978.

Applications for the use of the funds should be made by your designated Housing Authority, the San Francisco Housing Authority and should be submitted by March 3, 1978. Forms needed to complete the application will be provided to the San Francisco Housing Authority under separate cover.

In order for this office to meet the three year proportionality goals of the Housing Assistance Plan for your jurisdiction, this office must request that your application reflect the following proposed housing unit types:

Elderly	Family	Large Family	Total
0	151	0	151

Please be advised that the termination date for the Section 23 Leased Housing Program has been revised to September 30, 1978. This office anticipates additional allocations for the conversion of Section 23 units to the Section 8 Existing Housing Program to be made available later in the year. Funds are anticipated to be made available by this office on a "first come first serve basis". Applications will be invited upon receipt of the additional allocation.

The San Francisco Area Office looks forward to the implementation of a Section 8 Existing Housing Program which continues to address the needs of the City of San Francisco.

Sincerely,

/s/ James H, Price

James H. Price
Area Director

RESOLUTION NO. 2138
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RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED IN THE SECTION EIGHT EXISTING HOUSING PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO
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RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED IN THE SECTION EIGHT EXISTING HOUSING PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very-low income families by subsidizing the rental of existing standard units in the City and County of San Francisco by means provided under the Section Eight Program administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the Director of the San Francisco HUD Area Office did allocate funds in the amount of $521,856, and did invite the Mayor of San Francisco, by letter dated February 2, 1978, to submit an application through the Mayor's designated Public Housing Agency (PHA) for funds to be used under the Section Eight Existing Housing Program to provide housing by subsidizing rentals of existing standard units in the City and County of San Francisco as authorized in the Housing and Community Development Act of 1974; and

WHEREAS, the Mayor of the City and County of San Francisco designated the Housing Authority of the City and County of San Francisco as the official PHA to prepare the application and administer the program.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director is authorized to complete such application and to amend the Annual Contribution Contract with the Department of Housing and Urban Development to provide the necessary funds, when approved.

II. That this resolution shall become effective immediately.

III. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Ubalde moved for adoption. Commissioner Byrnes seconded. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

EXCUSED: Booker T. Anderson

The next resolution was then brought forth:

RESOLUTION NO. 2139
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RESOLUTION AUTHORIZING TRAVEL TO HOUSTON, TEXAS
MARCH 19-23, 1978, TO ATTEND
NAHRO'S 1978 NATIONAL HOUSING WORKSHOP
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RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO HOUSTON, TEXAS,
MARCH 19-23, 1978, TO ATTEND
NAHRO'S 1978 NATIONAL HOUSING WORKSHOP
* *

WHEREAS, the National Association of Housing and Redevelopment Officials is holding its National Housing Workshop in Houston, Texas, March 19-23, 1978; and

WHEREAS, the Workshop will focus on applying comprehensive planning to production and financing as well as to management, maintenance and modernization; and

WHEREAS, the Workshop is being designed to deal with the policy development and program planning and implementation responsibilities of housing authority commissioners, executives, administrators and supervisory personnel; and

WHEREAS, attendance at this workshop is deemed essential for the Authority's low rent operation for such Commissioners and staff as the Commission and the Executive Director designate;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. Travel be authorized to Houston, Texas, March 19-23, 1978, to attend the aforementioned workshop for Commissioners and staff as designated by the Commission and the Executive Director.

II. Travel, expenses and per diem be in keeping with the travel policies of this Authority adopted January 27, 1977.

III. This Resolution be effective immediately.

Secretary explained this dual workshop: Track I was on Production and Financing and Track II was Management, Maintenance and Modernization.

Commissioner Ergina made a motion to adopt this resolution. Commissioner Ubalde seconded. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

EXCUSED: Booker T. Anderson

The last resolution was:

RESOLUTION NO. 2140
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR EXTERIOR PAINTING AND WINDOW INSTALLATION
CAL 1-4 VALENCIA GARDENS AND CAL 1-8 WESTSIDE COURTS
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR EXTERIOR PAINTING AND WINDOW INSTALLATION
CAL 1-4 VALENCIA GARDENS AND CAL 1-8 WESTSIDE COURTS
* *

WHEREAS, on January 31, February 1 and 2, 1978, the Housing Authority of the City and County of San Francisco advertised for bids for Exterior Painting and Window Installation, at projects CAL 1-4 Valencia Gardens and CAL 1-8 Westside Courts; and

WHEREAS, on February 14, 1978, the following bids were received, publicly opened in accordance with said advertisement, and read aloud:

1.	Leon Carlen & White Construction Company	$ 405,333.00
2.	Joseph Kaplan	430,000.00
3.	W. G. Thompson	438,500.00
4.	Stemberga & Matas	149,720.00 (Painting Only)

WHEREAS, after review of the bids, it has been determined the low bid received is within the estimated budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the exterior painting and window installation be awarded to Leon Carlen and White Construction Company in the amount of $405,333.00

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

The Secretary said it gave staff a great deal of pleasure to recommend adoption of this resolution. He explained that a similar bid on another project had been rejected as too high.

Commissioner Ubalde moved for adoption, with a second from Commissioner Byrnes The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

EXCUSED: Booker T. Anderson

In response to Commissioner Byrnes query, there followed some conversation relative to painting being a part of the deferred maintenance discussed earlier. These buildings had not been painted in 18 to 20 years. It was also pointed out that there was substantial cost saving in bidding two projects simultaneously. Work will be scheduled to minimize inconvenience to the tenants. Also, it was established that the murals at the projects would not only be preserved, but touched up.

It was established that, for the next Commission Meeting, staff would have information available on the scheduling of this work. Also, the hope was expressed that by the second meeting in March we will have gone to bid on the windows at Potrero.

At this point, the Secretary rose to say it gave him great pleasure to introduce to the assemblage our new Controller, Ms. Christine Wimbish. He commented she had once been a resident of public housing at Hunters Point. Ms. Wimbish acknowledged a round of welcoming applause.

10. ADJOURNMENT:

Following this, there being no further business to come before the Commission, the meeting was adjourned.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, March 9, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M., Thursday, February 23, 1978.

1. ROLL CALL:

Chairperson Wallace called the meeting to order at 10:00 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

Secretary informed the Chairperson that Commissioner Byrnes was on her way in.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

Chairperson announced a quorum present.

Commissioner Byrnes entered the Commission Room at 10:06 A.M.

2. VISITORS:

Secretary acknowledged and welcomed the following visitors:

Rebecca Purnell, PHTA
Lidia Romero, Bernal Dwellings Tenants Association
Priscilla Carnero, Bernal Dwellings Tenants Association
Christine Neal, PHTA
Alina Beard, League of Women Voters
Lillie M. Ransom, PHTA

Secretary then commented he had seen Ms. Jennie Hammond, President of PHTA, in the building this morning. He also said Mr. Carl Williams of the Mayor's Office was present.

3. APPROVAL OF AGENDA:

Commissioner Ergina moved for adoption of the agenda. Commissioner Byrnes seconded. There was unanimous approval.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved for approval of minutes as they stand. Commissioner Ubalde seconded. Unanimously passed.

5. GENERAL COMMUNICATIONS:

Secretary had no general communications. However, the Chairperson had received a letter from the Bayview-Hunters Point Joint Housing Committee dated March 1, 1978, signed by the Chairman, requesting time to speak at this meeting. He was not present.

6. REPORT OF SECRETARY:

For the record, the Secretary read the first report which was:

TPP HOME MANAGEMENT TRAINING PROGRAM - OPEN HOUSE

San Francisco Housing Authority staff have prepared a program of instruction in basic home management skills for the residents of the TPP area. Items to be covered in the training involve home management, home maintenance and consumer protection. Classes are to be held for the residents and will be taught by credentialed home economists who are instructors at the University of California Campus Extension Department, Half Moon Bay. Instruction is being supplied at no charge.

The Housing Authority has also received an allocation from the Mayor's Office of Manpower and Training, under the CETA program, to hire resident staff members to assist in the actual training and also perform scheduling and transportation functions. Those hired under the CETA grant are all residents of the TPP area.

The first phase of the program has been completed as the resident workers have been thoroughly trained. An open house is being held Thursday, March 9, 1978, from 1:00 p.m. to 4:00 p.m. in order to introduce the program to residents, staff and the general public. All Commissioners are cordially invited to attend this open house.

The open house seminar will include exhibits and nutritional food demonstrations, consumer protection information, recipes and helpful food buying hints. The demonstrations will be conducted by the CETA resident workers. This will be the first of several demonstrations as the program progresses. The intention of the demonstrations is to have staff available to residents in order to provide the residents with home services information.

The second phase of the Home Management Training Program will provide formal class instruction for the area residents. Guest speakers and representatives from public and private agencies will be featured as well as the U-C home economists and resident staff. Certificates will be awarded upon successful completion of the classes. The classes are planned on a six week schedule with each phase conducted on a two week cycle. Staff feels this is a very worthwhile program and looks forward to full resident participation. Visits by Commissioners, staff, other citywide residents, and all those interested in the program will be encouraged.

The program for the March 9th open house is attached as is a flyer that was circulated to all TPP residents announcing this gathering. It is hoped that many will attend and monitored parking will be provided. The open house will be located at the Hunters Point II School (now used as an SFHA community services facility), 95 Kiska Road, Rooms 13-14.

The Director of Housing Operations and his staff and the CETA resident workers are to be commended for the creation and implementation of this worthwhile program. It is hoped that this and similar services can eventually be expanded to other Housing Authority sites if funding is available.

Secretary also commented he was encouraged by the enthusiasm of the CETA workers and he was looking forward to attending their open house that afternoon.

Secondly, Secretary commented on the National Housing Conference Annual Meeting held in Washington, D.C. He asked Commissioners Ergina, Byrnes and Fong to report on that meeting.

Commissioner Ergina prefaced his report by saying the reasons for going to Washington were twofold: First, to attend the 47th Annual Meeting of the National Housing Conference; secondly, to meet with Congressional representatives. He was happy to report both missions accomplished.

NHC, he said, was very successful and attended by people of all walks of life who were interested in housing and community development. The theme was "New Initiatives for New Urban Policies". Many plans and ideas were presented. The highlight of the conference was the speech by the Secretary of HUD, Ms. Patricia Harris. She mentioned accomplishments during the past years and that she will continue to produce shelter for the poor and middle income families. She stated the rumor that she was resigning was not true. She made a surprise announcement that she would continue the TPP Program under a different name, which name at the moment, he could not recall.

Secondly, they met with Senators Hayakawa and Cranston, Congressmen John and Phillip Burton, and Mr. Burstein, Counsellor to Secretary Harris. We presented our position: we need $45 million for deferred maintenance; we need funds for our security program. The Deputy Executive Director, Mr. Cavanaugh, did an excellent job of presenting our position and the Commissioner felt he should be commended on a job well done. The greatest accomplishment on this trip was the meeting with Mr. Joseph Burstein, Counsellor to the Secretary, who was responsible for moving the stalled Inchon Village acquisition.

Commissioner Byrnes said the Mayor's Office had been informed this morning, that HUD has agreed to acquire 100 units of Navy housing at Hunters Point for resale to San Francisco as low income housing.

The housing, part of the Navy's Inchon Village project, is now surplus and had previously been offered to other governmental agencies by the General Services Administration. Transfer of the properties to the Housing Authority was worked out by the Commissioners this week in Washington during meetings with representatives of HUD Secretary Harris, principally Burstein.

Under terms of the proposal, HUD will acquire Inchon Village from GSA. The Federal Agency will then turn the housing over to the Housing Authority for approximately $1.1 million. This transaction is the conclusion of two years of efforts by San Francisco to obtain Inchon Village as a low income housing resource. The $1.1 million price is a bargain since it amounts to obtaining "practically new" apartments at $11,000 per unit, thousands of dollars less than they could be constructed at current prices.

Commissioner Byrnes commented that the Mayor had been very concerned that this housing be made available in San Francisco for low and moderate income families. She had ascertained this morning that this was absolutely final and the Commission was most pleased with this accomplishment. As a result, we can now develop a program of home ownership. HUD officials will work this out with the Housing Authority and with the tenants to come up with an innovative plan. She felt this was the best thing that's happened for the Housing Authority in a long time.

Commissioner Byrnes then went on to extend congratulations to Commissioner Anderson who had been appointed to the Board of Directors of the National Housing Conference for a period of two years. She also mentioned other appointments were for one year only. She felt both Congressmen Burtons helped a great deal on the Inchon Village accomplishment.

Commissioner Fong asked Commissioner Byrnes to report on her meeting with Congressman Reuss.

Commissioner Byrnes s[illegible] the reception for the National Hous[illegible] from Wisconsin who heads the Banking [illegible] told Commissioner Byrnes he woul[illegible] request for $45 million for defer[illegible] program; so the following day she went [illegible] deliver a packet on our position. She th[illegible] dent.

Her announcements wer[illegible]

Upon being asked to r[illegible] Rong said he felt both Byrnes and Ergina had [illegible] well and felt our Deputy Executive Director would [illegible] reporte

Mr. Cavanaugh reported [illegible] Board of Directors of the National Housi[illegible] their meetings which were s[illegible], particularly involving some of the [illegible] and housing in general. The NHC res[illegible] million more subsidized units [illegible] this 1.2 million into two part[illegible] to be [illegible] construction and/or substantial re[illegible] to use existing standard ho[illegible] should support.

Another thing we shou[illegible] program -- direct loans for elde[illegible] activity in the past three yea[illegible] passed, we have been advocating [illegible] elderly, they should open up the el[illegible]s and not restrict it t[illegible] record to recommend that HUD [illegible] dividend corporations.

Mr. Cavanaugh noted [illegible] that the CD Program is not [illegible] jority of cities throughout the[illegible] there be another re-study of [illegible] funds. Another item that beca[illegible] of statutory set-aside of Sec[illegible] record to not have statutory se[illegible] recommends, and he was sure HUD was pusi[illegible] local offices to administer. One [illegible] that all applications have to [illegible] select groups in the past, de[illegible] money and new groups were left o[illegible] HUD office who knows the a[illegible] distribution of 202 funds.

He went on to say the [illegible] majority of the cities. It is not [illegible] allocations aren't coming o[illegible] recommending a re-study o[illegible]

NHC has formalized a [illegible] directors, or directors' designates, to [illegible] problems and concerns of public housing agencies. Th[illegible] organization. They meet before the N[illegible] resolutions in support of public [illegible] NHC Resolutions Committee[illegible]

Commissioner Ergina [illegible] title was anything said on the [illegible] by the ones with experience[illegible] was a waste of time and t[illegible] executive Director said there w[illegible] reason they are decentralizing is [illegible] groups who do not have exper[illegible] not necessarily because they have rec[illegible] This should benefit the non-exper[illegible]

Commissioner Ergina suggested while the subject of our $45 million is fresh in the minds of our representatives, we should follow up -- especially with Congressman Phillip Burton who was giving particular thought to getting the funds.

Secretary said staff had been so directed. He also said Joe O'Connell, with Congressman Burton, called yesterday on the Inchon Village matter and it was again mentioned that Congressman Burton should talk with Secretary Harris to see if she is going to submit a supplemental appropriation.

Commissioner Byrnes suggested that any information given to Congressman Burton should also be supplied to Congressman Reuss inasmuch as we have his support.

Commissioner Ubalde commended his fellow Commissioners on their outstanding work and staff for the extensive preparatory work done. He also said, in regard to the announcement on Inchon Village, that perhaps this should be ratified. The Secretary answered saying, procedurally, we have to hear from HUD, and Mr. O'Connell had told him that first HUD would have to acquire Inchon Village through Section 414 process. Until that is accomplished, we will look into the home ownership mechanism and financing to acquire it from HUD. At the time HUD actually acquires it, Counsel and staff will prepare a resolution authorizing acquisition of Inchon Village. However, he said, the Commission could certainly direct staff to do these things, following up on this action immediately.

Commissioner Ubalde then moved that Staff be directed to follow up on the Inchon Village matter as discussed. Seconded by Commissioner Byrnes with unanimous approval.

Chairperson Wallace also complimented the group on a fine achievement, following which there was discussion by Commissioners relative to our eligibility to receive additional funds under this new TPP Program since we had received so much under the old program, and whether or not our acquisition of Inchon Village would affect our share of this funding. Until guidelines of the new program come out, we have no way of knowing whether this Authority will be eligible for additional funds. Not even Mr. Burstein knew the answer.

In answer to a question by Chairperson Wallace, Secretary said until we put together the financing package on Inchon Village, we have no way of knowing what the impact will be on the residents of Hunters Point and the TPP Program. Initially, Inchon Village was to be a temporary housing resource. Now we're talking about a home ownership program there. However, he did feel we would soon be getting additional modernization funds.

In response to Chairperson's concern over the units up for demolition at Hunters Point A, and the fact that Secretary Harris has not ruled on this demolition, Secretary said in spite of having furnished a great deal of information to Secretary Harris, he felt she was still very hesitant about demolishing these units and she had asked for alternative plans. There was further discussion regarding Congressional hearings on demolition nationwide that were to be held and until such time, we would probably not receive authority to move on demolition.

Counsel Johnson reported on the Workshop on 11(b) Financing for Section 8 New Construction for Legal Practitioners saying, this seminar was geared primarily for high financing of mortgage trusts, agreements, and such, rather than directed at housing authority counsels. Counsel said she was very fortunate in obtaining some official statements which were almost impossible to obtain at the conference. As a result, if we go into 11(b) bonding, we will know exactly how to proceed. She said she would prepare a memorandum on this for the complete understanding of the Commissioners.

7. REPORT OF COUNSEL:

In reference to the International Hotel, Counsel Johnson said, the pro bono attorneys have asked to withdraw because they cannot afford to continue this matter. They have asked that her name replace theirs as attorney of record. We still have not heard from the Mayor's Office as to whether or not we should proceed with this matter.

Commissioner Ubalde said he had read Counsel's letter to the Mayor and he made a motion that first, Counsel pursue the appeal, and secondly, that we get a written response from the Mayor in regard to the continuance of such an appeal, and thirdly, as suggested by the Secretary, that from the date she becomes counsel of record, her services on the International Hotel matter be paid out of Community Development funds that were allocated for the International Hotel case. Commissioner Byrnes seconded this motion and it passed unanimously.

Upon being asked about the Barsch and Lowy court case, she said she had received a copy of their trial brief. Secretary added that the trial had been completed and they had ten days to respond.

8. UNFINISHED BUSINESS:

At this point, Commissioner Ubalde asked about the report on statistics on crime in the housing authority. There was a good deal of discussion on the crime statistics report and its importance in getting HUD's assistance for our maintenance and security determination. The Commissioner felt, since we have been attempting for so long to obtain these statistics, we should send a resolution to the Mayor and/or Police Department to obtain this information.

Secretary said he would draft a letter for Chairperson Wallace's signature to Chairperson Richard Higgins of the Police Commission requesting these statistics.

9. NEW BUSINESS:

Secretary said we have four resolutions, two of which were procedural. He read the following into the record:

> Pursuant to the Bylaws of the Housing Authority of the City and County of San Francisco, a resolution is being introduced to appoint Ms. Christine Wimbish as Assistant Treasurer of this Authority.
>
> The Authority may, by resolution, appoint such officer or officers or assistant officer or officers and define the duties of such officer or assistant officers as the Authority may by such resolution determine.
>
> The last Resolution, appointing Mr. Kenneth C. Cavanaugh as Assistant Treasurer, was passed on January 27, 1977, and since that time Mr. Cavanaugh has become the Deputy Executive Director and Ms. Wimbish has joined the staff as Controller of the San Francisco Housing Authority.
>
> Staff recommends the passage of this Resolution.

Commissioner Ubalde asked who was Treasurer and Secretary answered that he was.

RESOLUTION NO. 2141
* * * * * * * * * * *

RESOLUTION APPOINTING ASSISTANT TREASURER
* *

RESOLUTION NO.

* * * * * * * * * * * *

RESOLUTION APPOINTING ASSISTANT TREASURER

* *

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO that Christine Wimbish, Controller of this Authority, be and she hereby is appointed to act as Assistant Treasurer of this Authority at all times, and as such Assistant Treasurer she is hereby authorized and directed to perform all the acts and duties and to exercise all of the powers of the Assistant Treasurer, subject to any bonding requirements of the State of California, the City and County of San Francisco, and other appropriate governmental agencies.

FURTHER RESOLVED: That should any conflict arise between this Resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Ubalde moved for adoption with simultaneous seconds from Commissioners Byrnes and Ergina. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Second resolution was similar in nature:

RESOLUTION NO. 2142
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY TO MAKE PURCHASES THROUGH THE DEPARTMENT OF GENERAL SERVICES OF THE STATE OF CALIFORNIA COOPERATIVE PURCHASING PROGRAM
* *

ENDORSED
* * * * * * * * *

RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY TO MAKE PURCHASES THROUGH THE DEPARTMENT OF GENERAL SERVICES OF THE STATE OF CALIFORNIA COOPERATIVE PURCHASING PROGRAM
* *

WHEREAS, Section 14814 of the Government Code, State of California, provides that purchases of materials, supplies, and equipment may be made for local agencies; and

WHEREAS, this Authority desires to utilize purchasing services by the Department of General Services of the State of California when and as it is in the interest of economy.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Office of Procurement, Department of General Services of the State of California, is hereby authorized to purchase materials, equipment and supplies as made available from time to time for and on behalf of the Housing Authority of the City and County of San Francisco.

II. That Thomas L. Tasso, CPM, Chief of Purchasing and Stores, is hereby authorized and directed to sign and deliver all necessary requests and other documents in connection therewith for and on behalf of the Housing Authority of the City and County of San Francisco; said procedures to fully comply at all times with the Procurement Policy of this Authority as set forth in Resolution No. 1839 adopted by the Commission of the Housing Authority at its regular meeting of July 10, 1972.

III. That this Resolution shall take effect immediately.

IV. That this resolution supplant and make invalid the authorization specified in Resolution No. 1994.

Commissioner Byrnes made a motion to adopt. Commissioner Ubalde seconded. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

The Secretary introduced the third resolution:

RESOLUTION NO. 2143
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATLANTA, GEORGIA,
APRIL 18-20, 1978, TO ATTEND A
NATIONAL LEASED HOUSING ASSOCIATION SEMINAR
FOR THE SKILLED SECTION 8 PRACTITIONER
* *

R E S O L U T I O N
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATLANTA, GEORGIA, APRIL 18-20, 1978 TO ATTEND A NATIONAL LEASED HOUSING ASSOCIATION SEMINAR FOR THE SKILLED SECTION 8 PRACTITIONER

* *

WHEREAS, the National Leased Housing Association is holding a special seminar for skilled Section 8 practioners on April 18-20, 1978, in Atlanta, Georgia; and

WHEREAS, the seminar will deal with Section 11(b) financing and FHA insurance for Section 8 new construction projects; and

WHEREAS, this Authority has received an allocation for the construction of 42 new large family Section 8 units; and

WHEREAS, it is in the interests of the low rent operation of this Authority that such Commissioners and staff as the Commission and the Executive Director designate attend this seminar.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. Such Commissioners, counsel and staff as the Commission and the Executive Director designate be authorized to travel to Atlanta, Georgia, April 18-20, 1978, for purposes of attending the aforementioned seminar.

II. Travel expenses and per diem be in accord with the travel policy of this Authority adopted on January 1977.

III. This Resolution shall take effect immediately.

The Chairperson asked if Counsel Johnson would be attending this seminar in view of the complications she described as a result of the last one; and Counsel said she would look at the brochure.

Secretary then said the Resolution would be amended to include, in the first "Now, Therefore...", the words "its Counsel".

Commissioner Byrnes said said she would be interested in attending this conference as did Commissioner Anderson.

Commissioner Ergina moved for adoption with a second from Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

The last resolution was presented with the following report being read into the record:

On March 1, 1978, the Authority received construction bids for the rehabilitation of thirty-three units in the lower section of CAL 1-17A West. The bids represent full rehabilitation and security coverage during construction.

Three bids were received and opened, all from local contractors. The following are the results:

1.	S.J. Amoroso & Verrett Constr., J.V.	$ 1,245,800.00
2.	Nibbi Brothers	1,278,853.00
3.	De Narde Construction Company	1,412,637.00

Staff has analyzed the bids received and finds that the amount per unit for construction included in the apparent low bidder's submittal is 3% higher than the per unit construction cost of the thirty unit segment recently completed in CAL 1-17A Upper West rehabilitation by Authority force account. The earlier (30) unit segment construction costs were $35,400 per unit. The unit cost in the bid received is $36,200.00.

Funding for this work is contemplated to be from the 1976 Community Development Block Grant supplemented by Modernization funds from the TPP allocations from HUD. The award of a contract is subject to HUD review and approval and to the Authority's approval of the Contractor's Affirmative Action Program.

The low bidder, Amoroso/Verrett, J.V. is a joint venture between a construction firm with 38 years of experience in the Bay Area and a black contractor with 31 years of experience. Both firms have prior experience with building projects in the Bayview-Hunters Point area, and have well-established affirmative action programs.

Staff does not anticipate any problems concerning the requirement of Affirmative Action.

It is Staff's opinion that the low bid is an acceptable one, and therefore recommends award of a contract to low bidder, S.J. Amoroso & Verrett Construction, J.V.

The Secretary pointed out, for the record, that for the first 30 units done in Hunters Point Upper West, the Housing Authority acted as General Contractor. HUD did not give us permission to do this again on force account. They wanted to test the bid market and staff was pleased with the bid even though it is slightly higher than the estimates we made. The majority of funds will be coming out of the CD 1976. He said staff recommends adoption of this resolution.

There was some discussion of the increase in cost since the last 30 units, and it was pointed out that the inflation factor was approximately 1% per month, and this bid reflected that factor.

RESOLUTION NO. 2144
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF THIRTY-THREE DWELLING UNITS AT CAL 1-17A LOWER WEST
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
REHABILITATION OF THIRTY THREE DWELLING UNITS AT
CAL 1-17A LOWER WEST
* *

WHEREAS, on February 1 and 6, 1978, the Housing Authority of the City and County of San Francisco advertised for bids for Rehabilitation of Thirty Three Dwelling Units, at CAL 1-17A Lower West; and

WHEREAS, on March 1, 1978, the following bids were received, publicly opened in accordance with said advertisement and read aloud:

1.	S. J. Amoroso & Verrett Construction, J.V.	$ 1,245,800.00
2.	Nibbi Brothers	1,278,853.00
3.	De Narde Construction Co.	1,412 637.00

WHEREAS, after review of the bids, it has been determined that funds are available from the Community Development Block Grant of 1976 and the TPP Modernization Budget to finance the rehabilitation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the Rehabilitation of Thirty Three Dwelling Units, at CAL 1-17A Lower West be awarded to S. J. Amoroso & Verrett Construction, J.V. in the amount of $1,245,800.00.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon approval from the Department of Housing and Urban Development and receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Commissioner Ubalde moved for adoption with a second from Commissioner Ergina. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 23, 1978 Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M., Thursday, March 23, 1978.

1. ROLL CALL:

Chairperson Wallace called the meeting to order at 10:12 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
James San Fong, Commissioner

The Secretary reported that he had not heard from Commissioner Colbert, who may have been delayed.

EXCUSED: Booker T. Anderson, Commissioner

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

Chairperson announced a quorum present.

2. VISITORS:

Secretary acknowledged and welcomed the following visitors:

Joyce Henderson, EOC
Louise Yee, Ping Yuen Assn.
Rebecca Purnell, PHTA
George Lee, Ping Yuen
Christine Neal, PHTA
Lidia Romero, Bernal
Mrs. Lillie Ransom, PHTA
Nancy Wong, Telegraph Hill Neighborhood Center
Marshall Kilduff, SF Chronicle
Norman Smith, Golden Spear Construction Co., Inc.

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved for approval of the agenda as submitted. Commissioner Ergina seconded and there was unanimous approval.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the minutes be accepted as mailed. Commissioner Byrnes seconded with unanimous approval.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Report on NAHRO's 1978 National Housing Workshop

Secretary stated we had a substantial delegation attending meetings in Houston, Texas, and judging from the Agenda it should have been productive. He asked some of those who attended to report on their experiences:

(Commissioner Colbert entered the meeting at 10:16 A.M.)

Both Commissioner Fong and Chairperson Wallace gave some background on Section 8-11(b) Financing, after which a good deal of general discussion ensued. It was agreed that this was an extremely complex program. Secretary informed them that the Section 8-11(b) Financing was indeed so complex that the HUD handbook, which had taken approximately 18 months to develop, had been withdrawn as unusable. However, this program was designed to be a mechanism where the private sector and the public sector got together to finance construction of new Section 8 units. It was stated at the Houston meeting that a good attorney was essential to the program.

Chairperson Wallace reported, also, on HUD Assistant Secretary Simons' speech and stated she had asked for copies of the speech which she will distribute to the other Commissioners. She reported that Assistant Secretary Chisholm stated utilities would definitely be in the budget for 1979. In addition, Chairperson attended a meeting on Maintenance at which they discussed heating systems, and another meeting where aluminum doors were the subject. In all, she felt this was the best workshop NAHRO had put on.

The Controller, Ms. Wimbish, reported she had attended Track I meetings dealing primarily with production, development and financing which discussed funding techniques. The workshops attended were "How to Successfully Assemble a Development Team and Implement a Comprehensive Production Plan", "Purchasing and HUD's Consolidated Supply Contract Program", "How to Evaluate and Select Financing Mechanisms from Public and Private Sources", and lastly, "Section 8-11(b) Financing." She considered the Conference to be very beneficial.

The Chief of Project Development, Mr. Crowder, highlighted Assistant Secretary Simons' speech which dealt with rehabilitation, modernization and Urban Initiatives Program. He also attended some of the maintenance sessions, mentioning that HUD was conducting pilot programs on "work" incentive basis in St. Louis and Denver.

Commissioner Byrnes initiated a general discussion on the use of, and experimentation with, solar energy, the upshot of which was that it was being investigated but it is still extremely expensive.

Ms. Jennie Hammond, President of PHTA, reported she had attended Track II sessions on Maintenance. She also attended a session on the social and special needs of residents which covered some of the situations being dealt with in PHTA.

Chief of Management, Mr. Fred Green, felt the conference as a whole was beneficial, although, in some instances, he felt issues discussed were not "the real problems".

Commissioner Fong did mention that when attitudes of cities toward public housing was discussed, San Francisco was considered to be one of the more progressive with various groups actively involved in providing housing for low income and elderly people.

Report on Meeting of NAHRO's Management and Maintenance Committee and Subcommittee on Large Housing Authorities

Secretary said that Mr. Cavanaugh, the Deputy Executive Director, had prepared a report on the meetings he attended in Houston and recommended that everyone read their copy. Mr. Cavanaugh stated in the report that this Authority, more than any other, has done a great deal to "educate" Secretary Harris and our various legislators to the needs of public housing. His report follows:

In conjunction with my membership on the NAHRO National Housing Maintenance and Management Committee and on the Large Housing Authority Subcommittee, I attended meetings of both committee groups held in Houston, Texas on March 18 and 19, 1978.

The agenda for the committee meetings is attached. As you will note, the agenda for the Large Housing Authority Subcommittee covered three major items relating to Security, Deferred Maintenance and Technical Assistance. The Subcommittee considerations of these three items are outlined as follows:

Security -

The NAHRO Subcommittee congratulated the San Francisco Housing Authority for the excellent reports of action taken to send mailgram, adopt resolution, sending of letters from key local and State officials, and particularly the visits to Washington, D.C. to visit and solicit support from the Congressional delegation representing San Francisco, all to urge the Secretary of HUD to request supplemental funding for operating subsidies to be specifically approved for the Security needs of public housing projects in general, but particularly for the larger housing authorities in the large urban areas.

Other large housing authorities in New York City, Chicago and Newark had also taken some action to press the Secretary of HUD to request additional funding for Security, but not to the extent that San Francisco Housing Authority had done.

All large housing authorities represented at the meeting were urged to follow a similar pattern as the San Francisco Housing Authority in pressing the Secretary to take more aggressive action in seeking funding for Security needs.

Deferred Maintenance -

The NAHRO Subcommittee responded in a similar way to the Deferred Maintenance problem, as for the Security problem outlined above. It was felt that a better organized effort to seek adequate funding for deferred maintenance, security and other special cost categories could be accomplished by employing a special person, or persons, to represent all public housing authorities in researching the specific needs of every PHA and preparing specific justification and cost estimates to use in pressing HUD, OMB and Congress for special funding of this nature.

The Large Housing Authority Subcommittee presented a resolution to the full NAHRO Maintenance and Management Committee to employ such a person, or persons, to work under the specific direction of the NAHRO full committee, to work on the special funding needs of all PHA's. Rather than suggest an increase in NAHRO dues to cover this special service, it was recommended that a special assessment be assess ed, and, to get it started quickly, the large PHA's agreed to fund the program for the first year, since it would be faster to contact some 40 large PHA's than all the PHA's in the country.

Technical Assistance -

The Subcommittee reported concern that HUD had not moved to accept NAHRO's previous offer to work with HUD on a program of Technical Assistance to PHA's that seek help in correcting operating problems. The Subcommittee will contact HUD through the National NAHRO office to again urge the funding and approval of the technical assistance program, previously proposed and submitted to HUD.

Both Assistant Secretary Lawrence Simons and Deputy Assistant Secretary Nancy Chisholm participated in the NAHRO Committee meetings as well as the general NAHRO Workshop. Highlights of the significant information that both HUD officials reported is as follows:

1. A new Urban Initiatives Program will be announced shortly by HUD that is a take-off from the reported "highly successful" TPP program.

2. Modernization funding will be authorized for Fiscal 1979 on the basis of separate ACC's for a 20 year period, regardless of how much remaining time is in the current ACC for each project.

3. Projects reaching the end of the 40 year financing will be extended under ACC support, including operating subsidies, if the PHA so requests.

4. HUD feels that PHA's will not be involved with much Elderly Housing new construction until the Statutory Set-Asides for Section 8 funds for new construction are changed. The Set-Asides to State Agencies, Farmers Home Administration, and particularly to the Section 202 Elderly program, results in private ownership for Elderly with the majority of new construction allocations going to PHA's for only family type projects.

5. Assistant Secretary Simons reported that he was disappointed with the Performance Funding System of allocating operating subsidies to PHA's and felt that HUD should not wait to change the PFS until the P.D.&R. evaluation was completed which he said would take at least two years. He reported that his office would proceed to make some changes to the PFS that would help PHA's with their funding problems at an earlier time.

7. REPORT OF COUNSEL:

Counsel Johnson reported on the status of the Barsh & Lowy case. The trial is over and the judge has requested that both sides prepare briefs, or final arguments, in written form after receipt of which he will render a decision. It was thought we would probably hear from the Court by the middle of April.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

The first resolution was introduced with the following report:

THE 37TH ANNUAL CONFERENCE OF THE PACIFIC SOUTHWEST REGIONAL COUNCIL OF NAHRO

This agency has long been a member of the Pacific Southwest Regional Council of NAHRO. The Council (PSWRC) is holding its 37th Annual Conference in Las Vegas, Nevada, May 19-24, 1978. The program holds a great deal of interest for those involved in the housing and community development field.

The first two days of the Conference are Commissioners' Days and deal with items of particular interest to commissioners of local housing authorities and redevelopment agencies.

The general sessions devote a great deal of attention to the management and maintenance of low income housing developments. The Executive Director, a former PSWRC President, is chairing a session on HUD's role and future planning goals at the regional level. HUD Regional Administrator, Emma McFarlin, and HUD Regional Counsel, William North, will be panel members.

Attached please find a Resolution authorizing travel to Las Vegas for such Commissioners and staff as the Commission and the Executive Director designate to attend this Conference. Staff recommends passage of the Resolution.

RESOLUTION NO. 2144
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LAS VEGAS, NEVADA, MAY 19-24, 1978, TO ATTEND THE 37TH ANNUAL CONFERENCE OF THE PACIFIC SOUTHWEST REGIONAL COUNCIL OF NAHRO
* *

R E S O L U T I O N
* * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LAS VEGAS, NEVADA, MAY 19-24, 1978, TO ATTEND THE 37TH ANNUAL CONFERENCE OF THE PACIFIC SOUTHWEST REGIONAL COUNCIL OF NAHRO

WHEREAS, the Pacific Southwest Regional Council of NAHRO is holding its 37th Annual Conference in Las Vegas, Nevada, May 19-24, 1978; and

WHEREAS, this agency is a member of the Pacific Southwest Regional Council; and

WHEREAS, the Conference deals with many issues relating to the management and maintenance of conventional public housing and features key speakers from local housing authorities and HUD; and

WHEREAS, it is essential to the low-rent operation of this Authority that such Commissioners and staff as the Commission and Executive Director designate attend this Conference.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. Such Commissioners and staff designated by the Commission and the Executive Director be authorized to travel to Las Vegas, Nevada, May 19-24, 1978, to attend the aforementioned Conference.

II. Travel costs and per diem be in accord with the travel policy of this Authority adopted January 27, 1977.

III. This Resolution take effect immediately.

Commissioner Byrnes, with a second from Commissioner Ergina, moved for adoption. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
George Patton Colbert
James San Fong

ABSENT: Booker T. Anderson

NAYS: None

Resolution was unanimously passed.

The subject of the second resolution then came up. This was:

RESOLUTION REQUESTING MODERNIZATION FUNDS
FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

Secretary stated this resolution was long and complex and we had just received word from the Area Office of HUD that there are still funds available for this allocation. Staff now recommends this go to the Site and Design and Finance Committees for further consideration.

Chairperson asked if there were any objections. There being no objections this resolution would go to the appropriate committees to be acted upon at the next Commission meeting in April.

The last resolution was introduced.

RESOLUTION NO. 2145
* * * * * * * * * * *

RESOLUTION AWARDING CONTRACT FOR ELECTRICAL ENGINEERING SERVICES
1978 COMMUNITY DEVELOPMENT PROGRAM
* *

RESOLUTION NO.

* * * * * * * * * * *

RESOLUTION AWARDING CONTRACT FOR ELECTRICAL ENGINEERING SERVICES
1978 COMMUNITY DEVELOPMENT PROGRAM

* *

WHEREAS, the Mayor's Office of Community Development has approved this Authority's 1978 Program for Community Development Block Grant Funds; and

WHEREAS, contained within the 1978 Community Development Program are funds to upgrade exterior lighting of seven Authority owned projects located in various districts of San Francisco; and

WHEREAS, this Authority has determined that Electrical Engineering Services are necessary to ensure the successful implementation of the exterior lighting work involved in the Community Development Program; and

WHEREAS, the Authority has further determined that the Electrical Engineering Services be provided by the engineering firm named below; and

WHEREAS, the Authority has studied, evaluated and prepared a contract to provide said designated services:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the engineering firm of Marion, Cerbatos & Tomasi be awarded the contract for Engineering Services.

II. That the Executive Director be and the same hereby is authorized to execute the contract with the aforesaid engineering firm.

III. That this Resolution shall become effective immediately

Secretary read the following report:

ENGINEERING CONSULTANT

The Authority has received from the Mayor's Office of Community Development an amount of $896,600 as its share of the 1978 Community Development Block Grant funds. Contained within the program are improvements in exterior lighting for security purposes at seven of our developments.

To implement these improvements, the services of an electrical engineering consultant is required. Staff is pleased to recommend the firm of Marion, Cerbatos and Tomasi to provide these services. The firm is a partially owned minority business and has performed excellent services in the recent past as "sub" consultants for some of our Modernization Program work.

The proposed fee is for a maximum amount of $10,000 for approximately $190,000 worth of electrical improvements.

Commissioner Byrnes asked about the process by which we select engineering consultants. Secretary informed the Commission that we look for firms doing this type of business; check out our past experience with them as to their expertise and minority involvement. Then, based on the resume submitted to us and our knowledge of the firm, we make a recommendation to the Commission. There was some discussion as to Commission involvement in selection of consultants of any kind where a contract was not going out to public bid. This had been done in the past but there were now mixed feelings about Commission involvement. It was decided the Site and Design Committee and Counsel, along with staff, should look into this question and offer a recommendation to the full Commission.

Question was raised as to how 1978 Community Development funds were being utilized other than exterior lighting. Other uses were screens, gates and fences, elevator repairs. At the moment there is exterior lighting going into seven of our projects -- North Beach, Potrero Annex, Hayes Valley, Ping Yuen, Ping Yuen North, Plaza West and Bernal.

Commissioner Ergina moved for adoption of this resolution with a second from Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

ABSENT: Booker T. Anderson

NAYS: None

Chairperson declared resolution carried.

Mr. Norman Smith, a member of the Associated Black General Contractors and the Minority Contractors Association, was recognized. He came before the Commissioners to ask that they review their policy as regards participation of small minority, particularly Black, businesses, and to look again at the 1968 Housing Act. He felt small minority contractors had to unfairly compete with big contractors, some of whom were from out of San Francisco. He asked, as a spokesman for these groups, that this situation be remedied.

Commissioner Ergina addressed several questions to Mr. Smith about performance bondability and there ensued some discussion on HUD's requirements in this regard.

Commissioner Ubalde recommended that we take Mr. Smith's request under consideration and have staff review and report on this situation. This was agreed to by the other Commissioners.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 13, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M., Thursday, April 13, 1978.

1. ROLL CALL:

Chairperson Wallace called the meeting to order at 10:05 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: George Patton Colbert, Commissioner

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

Chairperson announced a quorum present.

2. VISITORS:

The following visitors were welcomed and acknowledged:

N. Tuiasosopo, Sunnydale Coalition
Mary Brewer, Sunnydale Coalition
Lucy Werner, Sunnydale Coalition
Bernice Herrera, Sunnydale Coalition
Christine Neal, PHTA
William Szymczak, HUD
Arthur Timmel, HUD Region IX
Sadie Gray, Sunnydale
George Lee, Ping Yuen
Willie Peters, Alemany Tenant Assn.
Susie Cartwright, Alemany Tenant Assn.
Mrs. Wellington, PHTA
Rebecca Purnell, PHTA
Willie Fong
Louise Yee, Ping Yuen
Lucy Clarke, IH Support Comm.
Richardo Gayar, I. Hotel
Mary Ann Heimann, IH Support Committee
Robert Woods, Curtis & Associates
Arnold G. Townsend, WAPAC
Mrs. Lillie Ransom, PHTA
Phoebe Williams
Norman Nesby, SAFE
Samuel Powell, Jr.

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved for adoption of the agenda with a second from Commissioner Ergina. Unanimously passed.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the minutes, as mailed, be approved. Commissioner Byrnes seconded; there was unanimous approval.

At this point it was announced that congratulations were in order. Commissioner Ergina informed the assemblage we had just received word that Chairperson Wallace had been appointed to the State Housing Task Force and offered the congratulations of the Commission to her. Secretary spoke on behalf of the Authority in saying he was glad to see her on the Task Force since she is the only Black woman and, also, she is the only person of low income housing in the group who lives with the problems from day to day. He wished Chairperson Wallace luck.

Each of the Commissioners, in turn, had words of encouragement and questions. There was applause from those assembled.

5. GENERAL COMMUNICATIONS:

Letter from Sunnydale Coalition Board

The following letter from the Sunnydale Coalition Board was read by Mary Brewer, Secretary of that group:

"April 12, 1978

"To: San Francisco Housing Board of Commissioners

"From: The Sunnydale Coalition Board

"Subject: The problems existing at Sunnydale

"Our problems began last August. At that time Schlage Lock withdrew all their support to Sunnydale because their funds had run out. Our Director worked at half salary from then until Dec. 1 when what funds we had ran out completely. We were forced to close our center because of lack of staff and funds. Mr. Scott asked our director to reopen the center and he would seek funds to pay her salary. This has not been done, although she did reopen the center.

"In January we were lent CETA workers from Housing. However, these people work here under the direction of Mr. Spriggs' office and though they are supposed to have an on-site supervisor, they do not. Their supervisor is not here on any regular basis. This is in violation of CETA regulations.

"Since January, our center has literally been torn apart. There is seldom a day goes by that more damage is not done to our center. The TENANTS are very angry. None of these people have been trained in recreational work and do not relate well with the kids. They spend most of their working hours playing pool, ping-pong, talking on the phone to their friends and walk away leaving the center unlocked and unattended. Even the Housing staff at Sunnydale have complained about the lack of supervision.

"On Feb. 22, we wrote to Mr. Scott bringing these matters to his attention. On Feb 23, we had a very brief meeting with Mr. Scott, Mr. Cavanaugh, Mr. Carey, and Mr. Spriggs. Mr. Cavanaugh was instructed to look into the matter of salary for our director. At this time, Mr. Scott brought up the subject of elections for the coalition board and made the suggestion that a committee from the board meet with the League of Women Voters. The coalition was willing to meet with the women and agreed they would accept advice from the women because the board felt they were experts in this field. Mr. Scott made the statement that he would abide by any suggestions made by the women.

"A meeting at 440 Turk was held on Feb. 28 with Mrs. Ellen Wall, and Mrs. Judith Alexander met with a committee from the coalition and Mrs. Mary Rogers from Housing. The women made two suggestions: 1. That an election be held by the Sunnydale residents at large for a by-laws committee whereby the by-laws could be revised prior to an election of board officers; 2. That the coalition proceed with the election of officers under their current by-laws, after which a committee could be selected to amend the by-laws whereby broader participation by the residents at Sunnydale could take place. The two suggestions were brought to the board on March 3, and the board decided we would hold our election according to our by-laws. Then a committee would be chosen to amend the by-laws.

"At a meeting held in Mr. Scott's office on March 6, we had a committee of the board again give Mr. Scott our complaints in writing and he promised he would have a decision for us within six working days. At this meeting, he stated that he would abide by the decision of the coalition.

"Then on March 16, we had another meeting with Mr. Scott, Mr. Cavanaugh, Mr. Carey and Mr. Spriggs. Dan White, Supervisor from Dictrict 8 and Mr. Ray Sloan, his assistant and two members of the Sons of Sunnydale and 10 board members met in the old commissioners room at 440 Turk. The meeting was supposed to be a meeting to clear the air with the Sons of Sunnydale and Dan White. Instead, the discussion was still on the election and how it should be held. It was at this meeting that Mr. Scott repeatedly stated that we should follow Dan White's wishes for a general election.

"Yet another meeting was held on March 23, at Sunnydale, with Mr. Scott, Mr. Carey, Mrs. Rogers, Dan White, Ray Sloan and an interested group of Sunnydale tenants as well as the coalition board. The Sons of Sunnydale were not represented. Mr. Scott wanted the coalition to amend the by-laws and have a general election by June 15. The coalition feels that since there are nine tenant groups represented on the coalition board with a total of 260 families represented which is 25% of the total population of Sunnydale. No other project has this much of their population represented, we feel we are being discriminated against as a board since Housing was not interfering with any other tenant organization.

"The Sunnydale Coalition board has worked very co-operatively with Housing for many years and although for the past two or three years we have had to work on a shoestring budget, we have had very good recreational programs, jobs for our youths in the summer. The Coalition has worked very hard having bake sales, bazaars and using the money donated for the use of the center to buy supplies and equipment for the center.

"Because the coalition wishes the commissioners to be aware of what is going on at Sunnydale. We have held our elections according to our existing by-laws and the following officers were elected:

President:	Mrs. Nofoalluma Tuiasopo
V-President:	Mrs. Sadie Grey
Rec. Sec.:	Bafuti Talafeti
Cor. Sec.:	Mary Brewer
Chairman:	Brian Cody
Treasurer:	Bernice Baker

"After we had asked to come to the commissioners with our problems, we were invited to a meeting in Mr. Spriggs' office. Because of previous meetings (A meeting with Mr. Spriggs and Mr. Carey six months ago when a proposal to San Francisco Foundation was supposed to have been written and we found out no proposal was ever written and another meeting when Mr. Spriggs, Mr. Carey and one of the commissioners brought no results) and always being told Mr. Scott would have to make the final decision, the coalition felt it was not necessary to go to repeated meetings to hear the same old thing.

"We would like to know why we are being dictated to by Dan White through Housing. It was always our understanding that a tenant organization was made up and ran by the tenants themselves according to their by-laws with the memorandum of understanding with Housing.

"Following is a list of our grievances. We hope the commissioners with the help of their staff will help us solve our problems.

1. Security. Because entrance seems to be through the back door and of the many break-ins and the extensive damage we feel the back door and the side door are not properly secured.

2. Temporary staffing is not adequate because: 1, they are inexperienced; 2, they have had no training; and 3, there is no on-site supervisor.

3. Why the delay in CETA workers for Sunnydale? We worked on the CETA proposal and there were two minor points to be changed. We corrected them and after two weeks because the on-site supervisor was not present. Although Donna was present, the staff was told they took their orders only from Mary Rogers.

4. That Housing repay the coalition for the damage done to the equipment they bought and that has been destroyed. The coalition worked very hard to secure these things for the center.

5. The salary that was promised Donna. At least pay her for the past three months. She was given a choice of foregoing this salary to receive a CETA position. Now it is apparent that no CETA workers will be assigned to Sunnydale for at least another four to six months.

"We are hoping we may have an answer from the commissioners now or in writing in the next few days."

These problems were discussed at length with Commissioners and staff, all showing concern. The end result was that it was agreed the entire matter should be turned over to a Commission committee.

Commissioner Anderson made the motion that the matter should be referred to an appropriate committee to solve these concerns. Commissioner Ergina seconded and there was unanimous approval.

The Residents were promised this matter would be brought back to the first Commission meeting in May, by which time we will have held meetings with both the Coalition and with Supervisor White.

6. REPORT OF SECRETARY:

<u>The First Annual Bay Area Housing Authorities Art Festival</u>

Secretary read the following report:

On Saturday, April 8, 1978, the First Annual Bay Area Housing Authorities Art Festival was held at Nevin Center Hall in Richmond. The Festival was a project initiated by the Housing Authority of Richmond and undertaken through cooperative planning of representatives of the other Bay Area Housing Authorities. The San Francisco Public Housing Tenants Association co-sponsored and supported our participation in the Festival.

Public housing resident groups and individuals were invited to participate by entering exhibitions of fine arts and crafts. Twenty-six exhibits included painting, pottery, children's work, flower arrangements, knitted and crocheted work, silkscreen prints, yarn sculptures, photography. Groups were able to enter food booths as well for fundraising. A program of entertainment featured gospel singers, Berkeley's New World Ensemble, and Make-A-Circus jugglers.

Two groups from San Francisco were entered in the Festival: Ping Yuen Children's Art Group and Holly Arts Program of Holly Courts. Those Housing Authorities which entered exhibits in the Festival in addition to San Francisco were Richmond, Oakland and San Pablo.

Trophies and scholarships were awarded to the best quality work in several categories. Each Housing Authority was asked to provide a judge to review the work and select award winners. Mrs. Louise Yee of Ping Yuen Tenants Association was one of the judges. The Directors' Trophy, enscribed with the names of each of the Bay Area Housing Authorities, was awarded to the Oakland Housing Authority for best overall quality of work.

A HUD donated trophy was presented to the Richmond Senior Citizens for the best work submitted by senior citizen groups. Ping Yuen Children's Art Group received an Honorable Mention trophy.

This year's Festival is the first such joint venture of the Bay Area Housing Authorities. It is our hope and our intention that the Art Festival will continue as an annual event to be sponsored by each of the Bay Area Housing Authorities on a rotating basis.

Oakland Housing Authority Basketball Tournament

The Secretary read this report:

During the period from March 20 to March 24, 1978, the Community Services Department of the Oakland Housing Authority sponsored a basketball tournament and invited the San Francisco Housing Authority youth to participate. The tournament was held at McChesney Jr. High School located at 1348 - 13th Avenue, Oakland.

There were three teams registered from the SFHA in the 7th, 8th and 9th grade groups. These youth were from the North Beach, Valencia GArdens, Potrero Terrace, Alemany, Hunters View and Alice Griffith project areas. The 7th and 8th graders were coached by Mr. Lee Roberson of North Beach - Tel Hi, and the 9th Grade Team was coached by Mr. Willie Peters of Alemany, with Mr. Kenneth Williams, Mrs. Melba Mark and Mr. Billy Burke of the Family Tenant Services as coordinators of the San Francisco Teams.

There were 45 youth that participated in the Tournament from the SFHA, with seven adults that went along as coaches and staff of SFHA.

I am pleased to announce that Mr. Bernard Peters of the Alemany Project 9th Grade Team won a "Most Valuable Player" award. This team also received a plaque for participating in the Tournament and all players received a certificate.

The North Beach/Tel-Hi 8th Grade Team won 3rd place in the Tournament. This team received a Team Trophy, individual trophies for 3rd place, a recognition plaque, and all players received certificates.

All other players received a certificate for participating in the tournament.

Young Mr. Bernard Peters was present at this meeting with his trophy as was his older brother, Mr. Willie Peters who had coached the team. Their presentation was met with a round of hearty applause and congratulations.

At this point the Secretary introduced Mrs. Emma McFarlin, our Regional Administrator from HUD and Mr. Carl Williams, Director of the Mayor's Office for Community Development. Mrs. McFarlin said, simply, that she was "cementing relations with Federal Government and local government", and this was her reason for being here.

7. REPORT OF COUNSEL:

None.

8. UNFINISHED BUSINESS:

The following resolution was held over from the last Commission meeting for necessary revisions:

RESOLUTION NO. 2147
* * * * * * * * * * *

RESOLUTION AUTHORIZING APPLICATION
FOR 1978 MODERNIZATION FUNDS
POTRERO ANNEX, CAL 1-10, YERBA BUENA PLAZA
ANNEX, CAL 1-18(5) AND 1815 EGBERT
* *

RESOLUTION NO.
* * * * * * * * * * * *

RESOLUTION AUTHORIZING APPLICATION
FOR 1978 MODERNIZATION FUNDS
POTRERO ANNEX, CAL 1-10, YERBA BUENA PLAZA
ANNEX, CAL 1-18(5) AND 1815 EGBERT
* *

WHEREAS, the San Francisco Housing Authority has been informed by the Department of Housing and Urban Development area office that 1978 Modernization Funds are available for distribution; and

WHEREAS, the Authority has completed work funded under Modernization Phases I through IV previously allocated by HUD; and

WHEREAS, the Authority is actively engaged in the Modernization Phases V through VII, which includes the Target Projects Program; and

WHEREAS, there still exists Modernization needs in many of the Authority owned developments that cannot be funded within current operating budgets; and

WHEREAS, HUD has indicated that limited funds are available from the current 1978 Modernization Program allocations and that any application for funding must recognize this limitation at this time; and

WHEREAS, in recognition of the limitation of the current funding level the Authority has determined that certain current improvement priorities exist at Potrero Annex, CAL 1-10, Yerba Buena Plaza Annex CAL 1-18(5) and the Authority's Central Operations Facility; and

WHEREAS, it has been determined that certain improvements are necessary at the Potrero Annex, CAL 1-10 development to alleviate a chronic vacancy problem; and

WHEREAS, in order to implement these improvements planned for the Potrero Annex, CAL 1-10 development requires funding over and above the current operating budget and previously approved Modernization Program allocations, said improvements to include: Conversion of existing garden apartments into added space for units directly above to provide multi bedroom units for large families, electrical, plumbing, flooring, carpentry and painting to upgrade converted units, rehabilitate exterior to provide new windows, painting and security, and miscellaneous adjacent site improvements; and

WHEREAS, in addition to the above, it has been determined that certain improvements are necessary at the Yerba Buena Plaza Annex, CAL 1-18(5) development to alleviate family living conditions in the high rise buildings by conversion to all senior citizen living units; and

WHEREAS, said planned improvements cannot be funded with the currently available operating budget or Modernization Program funds, said improvements to include: Intercom system, new showers, repairing vandalism damage, new entry doors, new appliances, conversion of two four bedroom units to tenant service spaces, general rehabilitation of interior and exterior of the units and miscellaneous site improvements; and

WHEREAS, the Commission of this Authority adopted Resolution No. 2024 on March 25, 1976 authorizing purchase of 1815 Egbert Avenue for a Central Corporation Facility; and

WHEREAS, certain improvements are necessary to operate 1815 Egbert Avenue as the Authority's central office and base of operations in an efficient manner; and

WHEREAS, the Authority, in order to implement the improvements requires funding over and above the current operating budget, said improvements to include the following: Installation of central communications system, new partitions, flooring, plumbing, electrical, heating and air conditioning, security and miscellaneous site improvements; and

WHEREAS, upon receipt of Modernization funding for the above noted improvements the Authority will make every effort to assure full and timely implementation of the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be and the same is authorized to apply to the Department of HUD for the necessary funding to accomplish the above described needed improvements to the Potrero Annex project, CAL 1-10 and the Yerba Buena Plaza Annex project, CAL 1-18(5), and to the Authority's central office and base of operations at 1815 Egbert Avenue.

II. That 1815 Egbert Avenue facility be designated as the Authority's central office and base of operations subject to the completion of the improvements as needed with funding requested herein.

III. That upon approval of the application for funding by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the approved program.

IV. That this resolution become effective immediately.

Commissioner Ubalde, Chairman of the Finance Committee read the following report:

As the Commission requested at its meeting of March 23, 1978, members of the Site and Design Committee and Finance Committee met on Wednesday, April 5th at 1:30 PM and Thursday, April 6th, at 10 AM to review in detail the Authority's request for additional modernization funds for:

1. Improvements at the Potrero Annex Project, CAL 1-10.

2. Improvements for the Yerba Buena Annex Project, CAL 1-18(5).

3. Egbert Street Central Office improvements.

The committees met with the staff and explored in detail their requests for these additional funds. With reference to the Potrero Annex funds, the planned conversion was discussed in detail by the staff and the committees were unanimously in agreement that the planned conversion of existing long-time vacant apartments would be beneficial to the community and the Housing Authority.

With reference to the Yerba Buena Annex improvements, considerable discussion on the proposed conversion to an elderly development took place. Staff explained in detail the plans for conversion and included in their presentation assurances that security would be an ongoing program as well as improved services for the elderly. It was pointed out by staff that no conversion would take place unless a guaranteed permanent security and services mechanism were assured.

Commissioner Ubalde recommended that staff meet with the Fillmore Merchants Association to explain our planned conversion to an elderly facility and to secure their input regarding this plan. A meeting has been scheduled for Tuesday, April 11, 1978. In addition to Commissioner Ubalde's concerns, Commissioner Colbert expressed concern that the conversion should try, if at all possible, to have the endorsement of the entire community and he was aware that WAPAC, as an organization, might be opposed to the planned conversion.

Staff explained in detail the various organizations that endorsed the plan and advised the Commissioners that the staff recommendation for conversion would still be made.

With reference to the Egbert Street facility, all Commissioners received a report on the type of work activity that would take place and endorsed this as a modernization work item.

We, therefore, respectfully recommend that the resolution requesting these additional modernization funds from the Department of Housing and Urban Development be approved.

Commissioner Ergina moved to accept the report; Commissioner Byrnes seconded. There was unanimous approval.

At this point, Mr. Townsend, Executive Director of WAPAC, was recognized. With the aid of a detailed map, he indicated the impaction of senior citizen projects in the Western Addition area. There was discussion by Commissioners and staff which covered where displaced people would go, security, the social mix of the area, the services provided by the local merchants, and transportation. The area of responsibility of the Planning Commission was also discussed, along with fiscal matters and the Housing Authority's long waiting list of seniors. It was brought out that there had been meetings of tenant groups on the matter.

Commissioner Anderson left the meeting at 11:40 A.M.

Commissioner Fong moved for adoption of the resolution. Commissioner Byrnes seconded. The rollcall vote began with an "Aye" from Commissioner Byrnes. Commissioner Ubalde said he would vote on the projects mentioned, separately Counsel Johnson informed him a motion to amend would have to be made.

Commissioner Ubalde therefore made a motion to amend the resolution to vote separately on each project. Commissioner Byrnes seconded. There was unanimous approval.

The vote was:

Potrero Annex, CAL 1-10: AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

NAYS: None

EXCUSED: George Patton Colbert
Booker T. Anderson

Chairperson declared Potrero Annex, CAL 1-10 passed.

Yerba Buena Annex, CAL 1-18(5): AYES: Dr. Amancio Ergina
Joan M. Byrnes
James San Fong

NAYS: None

ABSTENTIONS: Cleo F. Wallace
The Rev. Dr. A.C. Ubalde, pending action of the PHTA and Senior Council of the Housing Authority

EXCUSED: George Patton Colbert
Booker T. Anderson

Yerba Buena Annex, CAL 1-18(5) passed.

1815 Egbert: AYES: Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

NAYS: Cleo F. Wallace

EXCUSED: George Patton Colbert
Booker T. Anderson

Resolution passed in toto.

Commissioner Anderson re-entered the meeting at 11:50 A.M.

As further unfinished business, Commissioner Byrnes referred to the selection of consultants and/or architects. She had received a copy of Counsel's letter on this subject, pursuant to the discussion at the last Commission meeting, and had some questions thereto: Commissioner Byrnes read some parts of Counsel's letter:

"The Commission sits as a body of the whole and establishes policy as the body which is legislative in nature."

"A Commissioner is in conflict with his or her authority when he is placed in an administrative capacity and has no power to act in this singular position."

"Commissioners are in conflict with their authority sitting with staff in selection determination and thereafter ratifying his or her own determination. In effect there is an interest in the final vote taken by all the Commissioners."

"...(the Executive Director) is directed to be responsible for placing certain construction, consultant and other contracts to bid as required by law and to make such selection..." et cetera.

The paragraph she particularly wished to bring to the attention of the Commission was the last:

"The Commissioners may, however, vote on a policy for the selection of consultants and/or architects and can insure that such policy is carried out by staff..." et cetera.

Commissioner Byrnes said she had contacted the Sacramento Housing and Redevelopment Agency regarding the selection process used for the consultants and/or architects. She obtained copies of the Selection process and had given copies to all Commissioners, text of which follows:

SELECTION PROCESS FOR CONSULTANTS FROM SACRAMENTO HOUSING & REDEVELOPMENT AGENCIES

Notices are sent out to all of the firms in town (engineering, architects, planners, etc.) on a specific job.

Firm sends agency brochures and information on their company. Usually 25-30 firms respond. Interviews are arranged.

There is a Task Force Interview Panel composed of 5 to 7 people (odd number in case of vote). This Task Force consists of the following:

1) Agency specialist, such as engineer, architect, etc.

2) Technical person from agency.

3) City engineer or architect or planner, depending on job.

4) One Commissioner.

5) City Councilman.

6) Rep. from Project Area, neighborhood group or tenant group.

7) Outside Developer, experienced in building, or a contractor.

The Task Force Committee makes a recommendation to the Housing and Redevelopment Agency their 1st, 2nd, and 3rd choice in order of priority. They do this in case work load is too heavy or fees too high and then the Commission, and in Sacramento's case, the City Council votes on the selection.

Commissioner Byrnes went on to say she also checked with the Redevelopment Agency in San Francisco on their procedure, which is as follows:

SELECTION PROCESS FOR CONSULTANTS USED BY S.F. REDEVELOPMENT AGENCY

Agency goes to Commission and requests authorization to advertise for professional services.

Staff narrows the selection to three firms.

Choices are recommended to staff in order of descending priority. Three choices are recommended.

THE CONSULTANTS INVOLVED (ENGINEERS, ARCHITECT, PLANNERS, ETC.) MAKE A PRESENTATION AT A PUBLIC MEETING BEFORE THE COMMISSION. COMMISSION MAKES THE FINAL DECISION.

The Commission designates the firm and authorizes the Director to negotiate a contract with the selected firm. The fee does not enter in until this point. If staff feels the fee is too high and contract prices are out of line and unacceptable, then the second choice is chosen.

THIS PROCESS IS USED IN SELECTION OF ALL CONSULTANTS, REGARDLESS OF HOW SMALL OR LARGE THE FEE IS.

Commissioner Byrnes suggested to the Site and Design Committee that this be considered and, if necessary, change the by laws, after, of course, getting clearance from Counsel. She felt there should be more input from Commissioners in the selection process.

Commissioner Ubalde referred back to the last meeting wherein this matter had been referred to Counsel and the Site and Design Committee. He had received a copy of Counsel's report but did not see a report from Site and Design. The Commissioner was informed, then, that Site and Design had not met. Secretary said this new information, along with Counsel's opinion, would be referred to Site and Design for their report.

9. NEW BUSINESS:

Due to the presence of Mrs. McFarlin of HUD, Chairperson moved on to the resolution on Inchon Village.

The Secretary read part of the report on the:

ACQUISITION OF INCHON VILLAGE FOR SUBSIDIZED HOME OWNERSHIP

On January 11, 1978, the Regional HUD Administrator, Emma D. McFarlin, forwarded to Mayor Moscone a letter stating that she will not support a program "that would convert Inchon Village to any form of subsidized rental housing." However, she will support a low to moderate income home ownership program.

In that light, staff had several exploratory meetings. As late as Thursday, April 6, 1978, staff met with Mr. Morton Baruch, Deputy Assistant Secretary for Housing and his colleague Dr. Ray Hamilton, who flew from Washington, D.C., to aid this Authority in expediting a home ownership program for Inchon Village. They were accompanied by leading staff members of the HUD Regional and Area Offices, including Mr. Art Timmell, Deputy Regional Administrator representing Ms. McFarlin, and Mr. James Price, the Area Director. Because of this Authority's mandate and past endeavors regarding Inchon Village, it was the consensus that this Authority should pursue a home-ownership program for low and moderate income families. Any cost attributed for staff time on this project would be reimbursable through the sale of the homes.

Immediately upon transfer to this Authority, we will be required to put up the "protection and maintenance" cost at $4,000 a month for a 6 month period, totalling $24,000. This money also will be reimburseable from the proceeds of the sales.

It should be noted that this will be the first attempt in San Francisco to convert an existing housing development into a home-ownership program for low income families and may become the prototype for other such home-ownership developments.

Staff recommends passage of the attached resolution enabling the Executive Director to undertake the necessary measures in conjunction with HUD, to acquire Inchon Village and develop it for home ownership for low and moderate income families.

The Secretary read the Resolution:

RESOLUTION NO. 2148
* * * * * * * * * * *

RESOLUTION AUTHORIZING DEVELOPMENT AND IMPLEMENTATION OF A HOME OWNERSHIP PROGRAM FOR LOW AND MODERATE INCOME FAMILIES IN INCHON VILLAGE
* *

RESOLUTION NO. _____

* * * * * * * * * * * *

RESOLUTION AUTHORIZING DEVELOPMENT AND IMPLEMENTATION OF A HOME OWNERSHIP PROGRAM FOR LOW AND MODERATE INCOME FAMILIES IN INCHON VILLAGE

* *

WHEREAS, with the closing of the Hunters Point Naval Shipyard, the Department of the Navy declared surplus a portion of the shipyard property containing a housing project, commonly known as "Inchon Village"; and

WHEREAS, for the past several years the San Francisco Housing Authority has had a continuing deep interest in the use of Inchon Village, first as a temporary rehousing resource to assist in the Hunters Point Public Housing Target Projects Program, and subsequently as a permanent housing resource for low and moderate income families; and

WHEREAS, in pursuit of the interest of the San Francisco Housing Authority in the permanent use of Inchon Village, a preliminary application was submitted to the HUD Area Office on December 6, 1976 to acquire Inchon Village under provisions of HUD's Section 8, Substantial Rehabilitation program; and

WHEREAS, in a letter dated January 11, 1978 from the HUD Regional Administrator to Mayor George Moscone, it was stated that HUD would not support a program to convert Inchon Village to any form of subsidized rental housing since HUD's ultimate goal in Hunters Point must be the reduction of the impaction of that area by very low income families in rental housing and the creation of an environment where home ownership is feasible; and

WHEREAS, in the same letter dated January 11, 1978, the HUD Regional Administrator did advise that HUD would look favorably upon a plan for Inchon Village that would convert it for use as a subsidized home ownership program; and

WHEREAS, the above stated decision and advice of the HUD Regional Administrator is in keeping with announced National Urban Revitalization policy by President Carter and Secretary Harris to revive and improve on a National Home Ownership Assistance Program to enable low and moderate income families to purchase homes; and

WHEREAS, the San Francisco Housing Authority by its mandate and past achievements, is the most logical public entity to join with HUD in acquiring Inchon Village through provisions of Section 414 of the Housing and Urban Development Act of 1974 and to proceed with necessary rehabilitation and implementation of a home ownership program for low and moderate income families; and

WHEREAS, this will be the first attempt in San Francisco to convert an existing housing project into a condominium type home ownership program for low and moderate income families; and

WHEREAS, the accomplishment of a condominium type home ownership in this manner, for low and moderate income families, could well serve as a prototype program for use in converting existing public housing rental projects to home ownership for similar income families.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. That the Executive Director be and hereby is authorized to proceed immediately in joining with HUD in the transfer of Inchon Village from the General Services Administration, as the present holding Federal Agency pending disposal, to the Department of HUD for transfer to the San Francisco Housing Authority under Section 414 of the Housing and Urban Development Act of 1974.

II. That the Executive Director be and hereby is further authorized to proceed immediately upon acquisition of Inchon Village under the above provisions, to do all things proper and necessary to arrange for financing, to complete the necessary rehabilitation of the project, to proceed with demolition of temporary structures included in the acquisition, make arrangements for cooperation with the City and County of San Francisco for adequate City services for the project, and to fully implement the home ownership program for low and moderate income families, in keeping with the National Urban Policy of President Carter, HUD Secretary Harris, and HUD Regional Administrator Emma McFarlin.

III. That the Executive Director be and hereby is further authorized to hire needed consultants, or other technical assistance as necessary and to develop a Home Owners Counseling Service for low and moderate income families and to expend funds for interim protection and maintenance of the property as required to reimburse the General Services Administration pending transfer of the property to the San Francisco Housing Authority.

IV. That this Resolution be effective immediately.

The Secretary then thanked all the people at HUD -- Secretary Harris and her staff, Mrs. McFarlin and her staff, Mr. Price and the people who work with him -- for all their efforts on our behalf.

Commissioner Ubalde moved for adoption of this resolution, with a second from Commissioner Byrnes.

Chairperson Wallace, having turned the gavel over to Vice Chairperson Ergina, made a motion that this resolution be amended to include a funded counselling service for home ownership for low income people. Commissioner Ubalde accepted this as part of the resolution and Commissioner Byrnes seconded.

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Resolution passed unanimously.

Mrs. McFarlin regretted she had to leave so soon. She said she enjoyed seeing democracy at work and felt Secretary Harris would be pleased with these proceedings, and that the Secretary had emerged as a real champion of low income housing. Mrs. McFarlin said she was pleased to have been here and assured us of her continued cooperation.

The next resolution acted upon was:

RESOLUTION NO. 2149
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C., APRIL 24-28, 1978, FOR PURPOSES OF ATTENDING MEETINGS OF THE SPECIAL NAHRO TASK FORCE ON WELFARE REFORM AND HOUSING AND THE NAHRO BOARD OF GOVERNORS MEETING
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C., APRIL 24-28, 1978, FOR PURPOSES OF ATTENDING MEETINGS OF THE SPECIAL NAHRO TASK FORCE ON WELFARE REFORM AND HOUSING AND THE NAHRO BOARD OF GOVERNORS MEETING
* *

WHEREAS, the special National Association of Housing and Redevelopment Officials (NAHRO) Task Force on Welfare Reform and Housing is holding meetings in Washington, D. C., April 25-26, 1978; and

WHEREAS, the NAHRO Board of Governors is holding meetings on April 27-28, 1978, in Washington, D. C.; and

WHEREAS, the Executive Director as Chairperson of the Task Force on Welfare Reform and Housing must also participate and report to the NAHRO Board of Governors; and

WHEREAS, welfare reform proposals being considered by the Congress will have significant impact on the future of subsidized housing programs in America; and

WHEREAS, it is essential to the low rent operation of this Authority that the Executive Director attend these Task Force meetings and the Board of Governors meetings.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be authorized to travel to Washington, D. C., April 24-28, 1978, for purposes of attending the aforementioned meetings.

II. That travel, expenses and per diem be in accord with the travel policy of this Authority adopted January , 1977.

III. That this Resolution be effective immediately.

Commissioner Ubalde moved for adoption with a second from Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Resolution passed unanimously.

The last resolution was brought forward:

RESOLUTION NO. 2150
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO PHOENIX,
ARIZONA, APRIL 26-28, 1978, TO ATTEND
THE PACIFIC SOUTHWEST ASSOC. OF HOUSING COUNSELORS
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO PHOENIX, ARIZONA APRIL 26-28, 1978 TO ATTEND THE ANNUAL SPRING TRAINING CONFERENCE ON LOW AND MODERATE INCOME HOUSING OF THE PACIFIC SOUTHWEST ASSOCIATION OF HOUSING COUNSELORS
* *

WHEREAS, the Pacific Southwest Association of Housing Counselors is holding an Annual Spring Training Conference on Low and Moderate Income Housing on April 26-28, 1978 in Phoenix, Arizona.

WHEREAS, it is essential to the low-rent operation of this Authority that such Commissioners, Executive Director and staff as the Commission and Executive Director designate attend this Conference.

WHEREAS, based upon the Authority's intent to pursue counseling as an avenue for improving present housing programs, relating to resident involvement, this conference holds a great deal of interest for those involved in the housing and community development field.

WHEREAS, the Conference will encompass many issues relating to the training of staff of those agencies which provide services and housing to low and moderate income families. This will provide an avenue for this Authority to develop a comprehensive counseling program which will be utilized in conjunction with the naval housing project known as Inchon Village.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Commissioners of the San Francisco Housing Authority, the Executive Director and staff members designated by the Commission, be authorized to travel to Phoenix, Arizona on April 26-28, 1978 for the purpose of attending the Pacific Southwest Association of Housing Counselors 1978 Spring Training Conference.

2. That time, expenses and per diem be allowed in accordance with the travel policy of this Authority adopted on January 2, 1977.

3. That this resolution shall become effective immediately.

Commissioner Ubalde made the motion to adopt with second from Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Resolution passed unanimously.

Secretary then brought up the following:

COMMISSION MEETING SCHEDULE

In light of the upcoming "vacation months" of June, July and August, I am recommending that the Commission return to its established practice of reducing the number of Commission Meetings during the vacation period. Therefore, I suggest Commission Meetings during the vacation period be scheduled as follows:

June 29	(fifth Thursday)
July 27	(fourth Thursday)
August 17	(third Thursday)

The Commission would return to its regular meeting schedule (second and fourth Thursday) as of September, 1978.

If there is a need for additional meetings, or special meetings, one can be called, pursuant to the By-Laws as amended May 22, 1975:

Page 3, Article III, Section III: "Special Meetings:

Special meetings may be called by the Chairman or by three Commissioners for the purpose of transacting any business of the Authority, and notice thereof shall be mailed to each Commissioner at least 48 hours before such meeting..."

Finally, it is recommended that the proposed once-a-month meetings be held at 10:00 A.M., at 440 Turk Street, in the regular Commission Meeting room.

Commissioner Ubalde moved to adopt this schedule. Commissioner Byrnes seconded. There was unanimous approval.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 27, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M., Thursday, April 27, 1978.

1. ROLL CALL:

Acting Chairperson Ergina called the meeting to order at 10:07 A.M.

Roll call found the following members to be:

PRESENT: Dr. Amancio Ergina, Acting Chairperson
Joan M. Byrnes, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

The Acting Secretary said George Patton Colbert had not been heard from and therefore would probably be a bit late.

EXCUSED: Cleo F. Wallace, Chairperson

Acting Chairperson declared a quorum present.

ALSO PRESENT: K. C. Cavanaugh, Acting Secretary/Deputy Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

The following visitors were welcomed and acknowledged:

Mrs. R. Wellington, Potrero Hill CIA & PHTA
Nofoaluma Tuiasosopo, Sunnydale
Faiua Caaga, Sunnydale
D. Smith
Phoebe Williams
George Lee, Ping Yuen
Louise Yee, Ping Yuen Assn.
Mandy Brown
Gertrude Williams, Holly Courts
Christine Neal, PHTA
Rebecca Purnell, PHTA
Samuel T. Powell, Jr.
Mrs. L.M. Ransom, PHTA
Lidia Romero, Bernal
Alina Beard, LWV,S.F.

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved to accept the agenda presented as agenda of the day. Commissioner Anderson seconded. There was unanimous approval.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved for amendment to the minutes of the meeting of April 13, 1978, page 4, paragraph 9, which states simply:

"These problems were discussed at length with Commissioners and staff all showing concern. The end result was that it was agreed the entire matter should be turned over to a Commission committee."

Commissioner Byrnes felt the minutes should more completely reflect the intent of her remarks.

Upon questioning, Acting Secretary explained the process by which the minutes are prepared. He stated the minutes are both taped and taken in shorthand. After transcription, they are edited by the Executive Staff consisting of Counsel, Controller, Assistant Executive Director, Deputy Executive Director, and the Executive Director. He further explained that extensive verbage is condensed.

There was a good deal of discussion, pro and con, regarding the policy of condensing the minutes.

Commissioner Ubalde then seconded the motion to amend, which passed unanimously.

The minutes of the meeting of April 13, 1978, are amended as follows:

PARAGRAPH 9, PAGE 4, IS DELETED. IN ITS PLACE SHOULD BE:

"Each of the Commissioners was quite concerned about the issues raised by the Sunnydale Coalition and queried the representatives of the Coalition and the Executive Director at length about the involvement of Supervisor Dan White and the possibility that CETA jobs for Sunnydale were being held up because of some possible City Hall involvement.

"Commissioner Ubalde inquired as to the election process and its current status.

"Commissioner Byrnes, in her queries to Mrs. Brewer, asked for clarification as to the role of Supervisor Dan White -- in effect, what is his involvement in the Sunnydale Tenants problems. After clarification of Supervisor White's role by the Secretary, Commissioner Byrnes then suggested to her fellow Commissioners that they contact Supervisor White and get actively involved in trying to resolve the problems and issues raised by the Sunnydale Coalition at today's meeting. It was then agreed that the entire matter should be turned over to a Commission Committee."

Commissioner Colbert entered the meeting at 10:15 A.M.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Secretary of HUD, Patricia Harris - Visit to Inchon Village

Mr. Carey was asked to make a report. He stated that Secretary Harris, along with Regional administrative representatives and other HUD officials visited Inchon Village last week. His report was comprehensive and informative and the prospects are excellent for completion of the home ownership program of Inchon Village within 12-15 months.

Following this report there was discussion, among the Commissioners, relative to keeping costs down, not only for necessary HUD approvals, but to keep unit purchase costs down, at the same time keeping up a standard of quality. Safeguards against speculation as a result of this Inchon Village program, were also discussed.

Apartment Builder and Developer Annual Conference and National Leased Housing Association Seminar for the Skilled Section 8 Practitioner, Atlanta, Georgia

Commissioner Byrnes attended this conference which, she reported, was primarily the private sector rather than the public sector. Assistant Secretary Simons spoke on the direction HUD is taking, the regulations to be amended, where money will be spent, changes regarding Section 8, and an incentive program to reward sound management in public housing. One problem area discussed was the disagreement between City Planners and developers in locations to be developed. Another area was financing -- integrating Section 8 with conventional financing; offering incentives to lenders to make financing more attractive; tax incentives; and special incentives under the 11(b) program. The goals are sound management and reasonable profit. Under consideration are the 5-year tax write-off and accelerated depreciation for investors.

Commissioner Ubalde was then called upon to make his report. He spent a day at the Atlanta Housing Authority prior to the seminar, to see how the Housing Authority and Redevelopment Agency could be housed under one umbrella. Since there has been some talk of such a merger in San Francisco, he wanted to see what their problems were, what their successes. He met with the top eight executives and the conclusion Commissioner Ubalde came to was that the two agencies can be housed under one roof, but only with difficulty. He was impressed with their lines of communication via various printed brochures -- an annual report, tenant newsletter, employees newsletter, tenants handbook calendar, and handbook for elderly and handicapped, copies of which were passed out. He also brought cost information on these publications. Although the SFHA is smaller than the Atlanta Authority, he hoped this could be done on a smaller scale here.

At the Conference, Commissioner Ubalde attended a workshop on improving property management for government assisted housing. Mr. G. Lindsay Crump, Vice President-Property Management for National Corporation for Housing Partnerships, spoke on the four-corners of good management. One was quality of personnel; tenant communication and relations; maintenance; and financial control. The second speaker was Samuel Simmons, President of the National Center for Housing Management, who was very impressive. Commissioner Ubalde felt one of the most impressive things he heard was when our Deputy Executive Director said he saw the tenants as part of management.

The second session attended by Commissioner Ubalde was Financing and Construction lessons for Rehab. There were several speakers. Some of the remarks were oriented toward Redevelopment rather than Housing Authority, but it was all informational.

Another session Commissioner Ubalde attended was on Outlook, Rates, Term, and Availability of Mortgage Money, which discussed present inflation and its effect on future housing construction.

The last session attended by Commissioner Ubalde was on a Sophisticated Section 8. This consisted of the feasibility of Section 11(b). He brought back a considerable amount of material regarding the financing of Section 8 with 11(b). The conclusion was that public housing authorities would be helpful agencies in enabling Section 11(b) to become a reality.

Commissioner Ubalde was complimented on having taken the time to visit the Atlanta Housing Authority prior to the Seminar.

The Acting Chairperson asked if there was mention made of what our allocation under Section would be. He was informed that it was discussed on a national basis. We have already had several small allocations, but we are anticipating more. There was also discussion of 202 funds for elderly and handicapped. There has been a change in the handling of this program and there may be an allocation for San Francisco later this year. The National Leased Housing Association has gone on record as asking housing authorities to sponsor the 202 program.

Counsel Johnson was asked for her report. She stated she primarily attended workshops on condominiums -- there were several -- and she brought back several tapes that dealt, primarily, with marketing strategy, some condominium conversion. The workshops were essentially developer-oriented. She also attended the Section 11(b) workshop which dealt with bonding, the tax-exempt nature of floating bonds on 11(b) for the developer and the nature of financing which is done through a lender. She brought back a great deal of material on this stating it's a very complicated situation.

Counsel also visited the Atlanta Housing Authority and spoke with people in the Section 8 division. While there they looked at the data processing installation, which is supposed to be one of the best in the country. Counsel Johnson said they also saw some of the projects which appeared to be in very good condition. A film was shown in conjunction with their tour. They have approximately 16,000 units and were currently considering a shifting of personnel in order to make the system a little more manageable.

Acting Secretary said, in relation to this seminar, this is the first time the Housing Authority has been active in the National Apartment Association or the National Apartment Builders and Developers group that conducted it. He was impressed with the quality of the organization and their professionalism. So many of their problems were the same as our problems, he felt we should consider further activity with this group. He, along with Counsel Johnson, brought back copies of most of the tapes available and he felt it would be worthwhile to set aside some time to listen to these tapes.

7. REPORT OF COUNSEL:

None.

8. UNFINISHED BUSINESS:

Commissioner Byrnes asked if anything was being done relative to changing the by-laws so consideration could be given to changing the procedures for selection of consultants, engineers, and architects.

Acting Secretary said a Site and Design Committee meeting has been scheduled for next Thursday at 9:30 A.M.

The first resolution was then introduced:

RESOLUTION NO. 2151
* * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF EXCESS LANDS FROM SAN FRANCISCO REDEVELOPMENT AGENCY IN THE HUNTERS POINT APPROVED REDEVELOPMENT PROJECT AREA
* *

RESOLUTION NO.

* * * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF EXCESS LANDS FROM SAN FRANCISCO REDEVELOPMENT AGENCY IN THE HUNTERS POINT APPROVED REDEVELOPMENT PROJECT AREA

* *

WHEREAS, the San Francisco Redevelopment Agency has declared certain lands excess to their present and/or future needs in the Hunters Point Approved Redevelopment Project area; and

WHEREAS, Parcel HH-2 was one of those parcels of land so declared excess; and

WHEREAS, the subject parcel lies adjacent to lands owned by the San Francisco Housing Authority and is, in fact, used as a means of egress from Authority property; and

WHEREAS, Section 33431 of the California Community Redevelopment Law requires that a public hearing be held in connection with the disposition of such lands and such a hearing has in fact been held by the Redevelopment Agency; and

WHEREAS, pursuant to the regulations of the Department of Housing and Urban Development, and with their concurrence, the Redevelopment Agency has established a nominal value of Fifty Dollars ($50.00) for said Parcel HH-2; and

WHEREAS, it has been determined that acquisition of Parcel HH-2 is in the best interest of the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally approves the purchase of Parcel HH-2, Hunters Point Approved Redevelopment Project Area, for Fifty Dollars ($50.00)

II. That the Executive Director be and he is hereby authorized to execute in behalf of the Housing Authority of the City and County of San Francisco all documents necessary to complete this land purchase.

III. That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Acting Secretary read the following report:

During the process of street redesign and widening in the Redevelopment Agency's Hunters Point project, the driveway leading out of Housing Authority Property at 90 Kiska Road was closed on the Ingles Street side.

To provide the Authority with a proper means of egress, a small traffic island was created at Ingles Street. The Redevelopment Agency has installed a sprinkler system and will be providing landscaping for this piece of land which through negotiations has been priced at $50.00. The land cannot be built upon and must remain as open space. It does enhance the physical appearance of the area. Cost of maintenance in the future is minimal.

Commissioner Ubalde moved for acceptance, seconded by Commissioner Anderson. The Vote was:

AYES: Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: Cleo F. Wallace

Motion passed unanimously.

The Acting Secretary brought forward the next two resolutions and read the following report into the record:

Boiler Revision Work - Mission Dolores Apartments, CAL 1-18(13).

The 1977 Community Development Block Grant Fund received from the Mayor's Office of Community Development contains a work item to upgrade the existing central heating plant at the Authority's Senior Citizen facility at Mission Dolores Apartments.

Staff initially advertised for bids in December 1977. One bid was received in January, 1978, but was rejected by the Commission at its meeting of January 26, 1978.

The bid package was revised in order to obtain separate bids for each of the small boiler room addition and the supplementary boiler unit. The revised bids were advertised in March of this year and opened on April 11, 1978. Bidders were allowed to bid either or both portions of the work.

The low bid received for the supplementary boiler work is within the amount contained in the budget and Staff recommends award of a contract to the low bidder, Cornely Company, a long-time San Francisco firm.

The bids received for construction of the boiler room addition, Staff feels, still exceed the budget amount and recommends rejection of them.

Staff recommends that, since the work was bid twice and exceeded the budget each time, the work be executed by Force Account labor. Savings made by this method will allow the work to be accomplished within the allocated funds.

Resolutions following are recommended for passage, the first rejecting bid for the boiler room construction, the second authorizing award of contract for the boiler expansion (mechanical) work.

RESOLUTION NO. 2152

* * * * * * * * * * *

RESOLUTION REJECTING BIDS FOR BOILER ROOM CONSTRUCTION
CAL 1-18(13) MISSION DOLORES

* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION REJECTING BIDS FOR BOILER ROOM CONSTRUCTION
CAL 1-18(13) MISSION DOLORES
* *

WHEREAS, on December 23 27 and 28, 1977, the Authority advertised for bids for boiler room construction and boiler expansion work at CAL (13); and

WHEREAS, on January 17, 1978 a single bid was received; and

WHEREAS, upon review of said bid, the Commission of the San Francisco Housing Authority rejected same by Resolution No. 2132 and instructed staff to readvertise for bids; and

WHEREAS, on March 23 and March 27, 1978, the Housing Authority of the City and County of San Francisco readvertised for bids separately for the boiler room construction and for the boiler expansion work; and

WHEREAS, on April 11, 1978, the following bids were received for the boiler room construction, publicly opened in accordance with said advertisement, and read aloud:

1.	E. H. Morril Co.	$16,637.00
2.	Kingshill/Sutter, Joint Venture	$20,950.00

WHEREAS, after review of the Authority's budget amount for the work involved, it has been determined that the bids received exceeds the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned bids received for the work are hereby rejected.

II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.

III. That the Executive Director is instructed to proceed with the boiler room construction by use of Force Account labor.

Commissioner Anderson made a motion to adopt with a second from Commissioner Ubalde. The Vote was:

AYES: Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: Cleo F. Wallace

Acting Chairperson declared motion passed.

The last resolution:

RESOLUTION NO. 2153
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR BOILER EXPANSION WORK - CAL 1-18(13) MISSION DOLORES
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR BOILER EXPANSION WORK - CAL 1-18(13) MISSION DOLORES
* *

WHEREAS, on December 23, 27 and 28, 1977, the Authority advertised for bids for boiler room construction and boiler expansion work at CAL 1-18(13); and

WHEREAS, on January 17, 1978 a single bid was received; and

WHEREAS, upon review of said bid, the Commission of the San Francisco Housing Authority rejected same by Resolution No. 2132 and instructed staff to readvertise for bids; and

WHEREAS, on March 23 and March 27, 1978, the Housing Authority of the City and County of San Francisco readvertised for bids separately for the boiler room construction and for the boiler expansion work; and

WHEREAS, on April 11, 1978, the following bids were received for the boiler expansion work, publicly opened in accordance with said advertisement, and read aloud:

1.	Cornely Company	$32,983.00
2.	Kingshill/Sutter, Joint Venture	$37,100.00
3.	E. H. Morrill Co.	$37,741.00

WHEREAS, after review of the bids, it has been determined the low bid received is within the estimated budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SNA FRANCISCO:

I. That a contract for the boiler expansion work be awarded to Cornely Company in the amount of $32,983.00.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Commissioner Anderson moved for acceptance with a second from Commissioner Ubalde. The Vote was:

AYES: Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: Cleo F. Wallace

Acting Chairperson declared motion passed.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:14.

_____
Acting Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, May 11, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M. Thursday, May 11, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:14 A.M.

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Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: George Patton Colbert, Commissioner

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

The Chairperson declared a quorum present.

2. VISITORS:

The following visitors were welcomed and acknowledged:

Louise Yee, Ping Yuen Association
Marshall Kilduff, S.F. Chronicle
Lhuma Tuiasosopo, Sunnydale Coalition
Mary Breenen, Sunnydale Coalition
George Langley, Hunters Point, 17A
Lidia Romero, Bernal
Denise McCarthy, S.F. Fight Back
Christine Neal, PHTA
Deloris Baker
Carmen Cortez, Holly Courts
Bernice Baker, Sunnydale Coalition
Nofoaluma Tuiasosopo, Sunnydale Coalition
Lucy Werner, Sunnydale Coalition

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved for acceptance of the agenda as presented. Commissioner Ergina seconded. Unanimously adopted.

4. APPROVAL OF MINUTES:

Commissioner Byrnes made a motion that the minutes, as mailed, be approved. Seconded by Commissioner Ubalde and unanimously passed.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Report on the Annual Spring Training Conference on low and moderate income housing of the Pacific Southwest Association of Housing Counselors.

Chairperson Wallace stated that she and two staff members, Pat Andrews in Planning and Carol Norris, Housing Operations Analyst, attended this conference. "Breaking Barriers Through Housing Counseling" was the theme of this conference. In her report, Chairperson mentioned marginal type homes. She said they have a new home ownership program in Phoenix which is being conducted along the lines of Section 8-Section 23. After leasing to a tenant for a year and establishing financial stability, the unit is then turned over to that tenant for ownership.

She also reported on a workshop for the elderly which was conducted by Ms. Rose Hamilton from HUD. Chairperson Wallace brought back several brochures -- a Farm Loan Program on "Recreation Facilities", "Facts for Lenders", and "Self-Help Housing Loans".

The Vice Mayor of Phoenix spoke in place of Mrs. McFarlin. Another item dealt with was Section 8. The 11(b) financing program was found to be very confusing and there was very little understanding of this program. She was particularly impressed with a sensitivity training group which, she felt, should have been conducted at the beginning of the conference rather than at the end. It dealt with people working together and learning what counseling was all about. The group on legal services answered questions rather than dealing with tenant problems.

Ms. Pat Andrews submitted the following report:

The Pacific Southwest Association of Housing Counselors, convened in Phoenix, Arizona, on April 26-28, 1978. It was hosted by Chicanos por la Causa, housing counseling agency in Phoenix, Arizona. The thrust of the conference dealt with familiarizing actual Housing counselors and agencies, that are HUD certified, of their role and responsibility to residents (tenants) in need of counseling. Most of the agencies are dealing with 235 Housing, very few have gone into Rental Counseling. The only agency participating in the conference that is dealing with Rental Counseling is in Las Vegas, Nevada. With the concentration on Section 8, some of the agencies are expanding their Section 8 Programs to include counseling.

There were approximately 50 persons in attendance, Redevelopment, Housing Authority, Community Development, Urban League and Counseling Agencies. Ms. Rose Hamilton, HUD San Francisco Area Office, served as a resource person, as did Commissioner Cleo Wallace on the session dealing with the Landlord/Tenants Rights.

The speakers that participated in the conference were Mortgage Bankers, Realtors, Legal Aide Lawyers, a lawyer (who deals strictly with elderly housing) Social Worker (strictly elderly), HUD (Phoenix area, now the insuring office) a person from Oakland Community Development Office and the Executive Director of the Richmond Housing Authority.

With the various attitudes toward counseling in this country, whether it be "negative or positive", counseling still has to prove itself. The conference was more of sharing ideas and sensitivity toward the needs of low income residents. Even though there were five sessions, the attitudes, dissemination of information, communicating with people, continues to SURFACE. The session "Star Power" conducted by John Powell, Executive Director of the Richmond Housing Authority was an indication of that - by the sensitivity session, where all participants took part. The speakers were knowledgeable in their fields, realizing that to adequately and successfully counsel people, there needs to be a clear and

distinct understanding of the various roles of each facet of counseling. The tremendous change in the Housing Bill and programs has had an affect on the counseling program.

The elderly program is a new area of concentration for counseling agencies. One of the speakers, who was a lawyer, addressed the kinds of problems seniors are having, such as security, type of housing, location, meals, adjustment to living in building with families, suggested that agencies and counselor be more sensitive to their needs.

The organization (PSAHC) is appealing to persons to join, so that when various workshops and the funnelling of monies to counseling agencies, from HUD, (if there is an allocation rather than only demonstration monies), this area (Pacific Southwest) will receive funding and be recognized by the National Housing Counseling organization and HUD. Commissioner Cleo Wallace joined.

Ms. Carol Norris also submitted a report:

The Conference was hosted by Chicanos por la Causa, a housing counseling agency located in Phoenix. Attendees were present from California, Nevada, Arizona and Hawaii. There were approximately 50 to 75 persons that came to the conference and represented such agencies and redevelopment and/or housing authorities, community development offices, urban league, independent counseling agencies and legal services.

Key roles in the conference were played by Rose Hamilton, HUD, San Francisco, Henrietta Scott, Redevelopment Agency, Oakland, Edna Farley, a Housing Agency, Los Angeles, and Arturo Portillo of the host agency.

Panel participants represented a cross-section of housing experience relative to low and moderate income housing programs as well as private housing, real estate sales, mortgage and loan plans.

Some pertinent information was received regarding the different types of housing programs the various states were implementing. Some of the topics covered at the conference were as follows:

1. MAKING IT HAPPEN AMONG THE ELDERLY:

   Some of the major points covered by the panel included such considerations as where one should build housing for the elderly; the social and psycological needs that must be taken into consideration; the support services that are necessary; and the security measures that must be taken in order to have a successful development.

   Part of this discussion also included legal problems seniors become involved in with regard to landlords making them sign over pension checks to them; families forcing their elderly to live places they do not want to live; inexpensive housing (boarding or congregate) where management does not serve nutritional meals; and the problems that emerge because of the restrictions on pets.

2. INCREASING HOMEOWNERSHIP OPPORTUNITIES

   Special programs such as FHA, lease with an option to buy, prefab housing were some of the areas discussed under this topic. Extremely interesting was a brief discussion on how FHA functions and the results Phoenix is having through participation in this program. It was stated that 50% of the housing stock that is placed on the market for sale are sold under the FHA plan. On the other hand, other areas seemed to be having difficulties in getting more buyers willing to participate in this plan because of the mandate to bring properties up to code.

3. SECTION 8 - WHO'S RESPONSIBLE FOR WHAT? LANDLORD, TENANT, HOUSING ATTORNEY AND COUNSELING AGENCY

This discussion included leased housing programs, urban homesteading programs, public housing, and other low-income housing programs. A tenant commissioner from Las Vegas, Nevada directed most of her discussion to the responsibilities of tenants and owners as well as how some people rent without a lease or without a lease that clearly states who is responsible for what. She cited some incidents where residents actually sued landlords and won in court.

A discussion on how a counseling agency functions was presented, but the discussion on this matter was relatively short.

Programs varied somewhat from state to state; however, the problems and how they are resolved were quite similar. As is often the case at a conference, some of the most valuable information exchanged is that on a one-to-one basis with other conference attendees.

Report on the Special Nahro Task Force on Welfare Reform and Housing and The Nahro Board of Governors Meeting

The Executive Director, Mr. Scott, gave this report:

The NAHRO Task Force on Welfare and Housing met in Washington, D.C. on April 25, 1978. I attended this meeting as Chairperson of the Task Force. The Task Force has twenty members from the housing field and is also advised by three resource persons from the social services sector. In fact, the resource people were formally appointed at this session.

We discussed various issues related to welfare and housing at the Task Force meeting concentrating principally on strategy to adopt if the White House is amenable to HEW proposals to "cash out" subsidized housing programs. It was seen that this is not an iminent possibility but that housing authorities and their constituents should be firmly prepared to argue in favor of continued production of low rent housing if the need for refutation and documentation arises.

In fact, the Board of Governors adopted a Task Force recommendation to send a letter to the Congressional Budget Office requesting that that Office conduct a research analysis of the potential effect of "cashing out" housing programs on large, medium and smaller size communities.

Another subject addressed by the Task Force was HUD's experimental housing allowance program. Initial results tend to show that this program has assisted many paying a disproportionate portion of their income for rent but has not met the genuine need to increase either supply or quality of housing for those of low income.

Congregate housing was also discussed. HUD is planning to permit public housing authorities to be sponsors of congregate housing for the elderly and the handicapped. A bill for this purpose has cleared committees in both the House and the Senate as Congressional authorization is needed.

The actual highlight of my stay in Washington was a meeting on the morning of April 26th with Congressman James Corman, who is a member of the House Ways and Means Committee which currently has under consideration President Carter's welfare reform proposals. Congressman Corman told me that welfare reform is dead for this session of Congress. The final form welfare reform eventually takes, according to Congressman Corman, will be a greatly modified version of the Carter plan and will reflect a great deal of input from Congressman Al Ullman of Oregon, Chairperson of the Ways and Means Committee.

Another purpose of my stay in Washington was to attend the meetings of the NAHRO Board of Governors. The Board took action on a variety of motions. First, the Board voted to reaffirm its position in support of the amendment to Title VIII of the Civil Rights Act of 1968 which would award HUD cease and desist powers to deal with the very real problem of housing discrimination.

The Board also adopted a motion to assume determination of need in establishing an assessment level and schedule for each NAHRO region's obligation to the NAHRO Building-Fund. In addition, the Board adopted the statement of procedures for Board of Credentialing Trustees for Housing Management. It is expected that HUD will soon designate certifying agencies for the managerial certification program. The Board also officially adopted the "NAHRO Public Housing Manager Certification Program" which fully spells out NAHRO's criteria for certification.

In reference to the large housing authorities and the special problems we encounter related to deferred maintenance and security, the large authorities decided jointly to enact a small assessment in order to raise the level of effort to secure increased levels of funding for the operation and production of public housing.

Finally, to my dismay, the Board voted 19-5 against adopting a resolution which would have instructed NAHRO to schedule its future meetings only in states that had ratified the Equal Rights Amendment.

The Board of Governors held a reception as part of their meetings. HUD Secretary Harris attended with several of her key aides.

While in Washington, I also hosted a small reception that was attended by Congressional representatives, staff people and NAHRO members. This provided an excellent opportunity to informally discuss housing issues of concern such as the need for a supplemental appropriation for deferred maintenance and security that this Authority has actively campaigned for. To date, HUD has taken no action.

The meetings I attended were interesting and informative but highlight the fact that there is still a great deal of work that must be done to insure continuation of subsidized housing production and adequate funding for the housing already built.

7. REPORT OF COUNSEL:

International Hotel

Counsel Johnson gave the following report:

The International Hotel appeal was set for March 17, 1978 and the time was extended to May 1, 1978 to transfer the litigation from Landels, Ripley & Diamond to Housing Authority counsel.

A substitution of attorneys was sent to the Court of Appeal.

The record on appeal could not be located, therefore the time was extended to May 15, 1978.

Housing Authority counsel is in the process of preparing the appeal for filing on Monday pursuant to the Commission's direction.

Barsh & Lowy Case:

Counsel then read the following letter:

TO: Lois L. Johnson May 9, 1978

FROM: John E. Sullivan

(letter continued)

RE: Barsh and Lowy (Cal. 1-1; 1-3; 1-8)

Judge Drewes has issued a Notice of Intended Decision in this matter.

The original action of Barsh and Lowy vs. Housing Authority (#692 151) asked for $316,000.00. This included: 1) the claim of Sherbourne Cabinets which was settled by payment of $7,500. to Housing Authority by Barsh and Lowy and 2) the claim of J.J. Electric Co. in the amount of $37,000 which became the issue in action 707 724 filed by J.J. Electric Co. against Barsh and Lowy. The two actions were consolidated for trial.

The Court indicates it has decided J.J. Electric is entitled to $28,338.15 for extra "wiring work", $7,205.06 which has been paid to Barsh and Lowy by Housing Authority but retained by Barsh and Lowy, together with $3,500.00 attorney fees which are allowable under the sub-contract.

The Court indicates it has decided Housing Authority must pay Barsh and Lowy the sum of $28,338.15 plus 6% overhead and profit. It has rejected all the other claims of Barsh and Lowy.

Interest runs in both cases from the date of completion of the work at the legal rate, 7%.

Barsh and Lowy has requested that the Court make its Findings of Fact and Conclusions of Law on which it is basing its Intended Decision, in writing.

As soon as these documents are issued, they will be provided to you.

/s/ John E. Sullivan
Counsel

8. UNFINISHED BUSINESS:

Personnel Committee Report:

Commissioner Byrnes read this report:

SUNNYDALE ISSUES - Meeting of May 9, 1978 with Supervisor White et

As recommended at our last Commission Meeting of April 27, 1978, the Personnel Committee met with Supervisor Dan White, his Administrative Assistant, Ray Sloan, John King, Sr., and John King, Jr., of the Mayor's Manpower Planning Council.

Supervisor White explained in detail his position regarding the Sunnydale community and the fact that his only insistence was that the community be represented by democratically elected leaders. Supervisor White indicated he would work in close harmony with whomever is elected to a Sunnydale leadership position for the betterment of the entire Sunnydale community.

The Personnel Committee discussed with Supervisor White the summer youth employment program and agreed that the report submitted to the Commission this date was accepted.

Commissioner Byrnes' next report was:

Report on the Meeting with the Sunnydale Coalition re Matters Discussed at Commission Meeting of April 13, 1978

As the Commission requested at its meeting on Thursday, April 13, members of the Personnel Committee met on Wednesday, May 3d at 2:00 P.M. to review in detail the problems brought to the attention of the Commission by the Sunnydale Coalition. In attendance were the officers of the Sunnydale Coalition and representative of the Sons of Sunnydale. Considerable discussion between the members of these organizations and the Committee focused on the internal procedures used by the Sunnydale Coalition to ensure participation by the entire community, and on how the use of the Center by the various member organizations was administered.

In addition, the Personnel Committee reviewed the history of the relationships between the Sunnydale Coalition and the Sons of Sunnydale, focusing on the need for ongoing programs in the Center to ensure full participation by all members of the Sunnydale community. During the course of the discussion, staff, along with the Sunnydale Coalition and the Sons of Sunnydale (who are also members of the Coalition) discussed the long history of disagreements between them. The Committee also discussed in detail with the residents of Sunnydale the concerns regarding adequate staffing and equipping the Center.

The Sunnydale Coalition reported on their election process and how the organization functions. It was determined that they had received recommendations from the League of Women Voters on February 27th to revise their present election procedures and By-Laws to permit additional input from the community.

As a result of this Committee meeting, the Personnel Committee unanimously recommends that the staff assist the Sunnydale Coalition in developing a broad-based community committee to revise the By-Laws of the Sunnydale Coalition to permit broader community representation. This was the recommendation of the League of Women Voters in February. In addition, the Personnel Committee will meet with Supervisor Dan White and discuss with him his concerns regarding Sunnydale on Tuesday, May 9, 1978.

The Personnel Committee is of the opinion that once the By-Laws have been amended to ensure a greater degree of participation, many of the problems of the Sunnydale Community will be resolved.

We respectfully recommend that staff be directed to aid in establishing the By-Laws revision committee in Sunnydale within the next thirty (30) business days. We feel these revised By-Laws will ensure that all of the Sunnydale Community will be able to participate in the programs and activities of the Sunnydale Coalition.

Staff was directed to proceed accordingly.

Mrs. Nofoaluma Tuiasosopo of the Sunnydale Coalition thanked the Commissioners for their help. The representatives of the Coalition were assured that at the Commission Meeting of June 29th there would be a further report from Staff on this subject.

Site and Design Committee Report re Inchon Village Program

Commissioner Ergina read the following report:

SUBJECT: 1. Inchon Village Work Program
2. Consultant Selection Procedure

1. The Director of Program Development presented to the Committee the work program for the Inchon Village home ownership plan for low and moderate income families. The work program consists of a list of activities required to accomplish the acquisition, rehabilitation and conversion to condominiums of the 100 unit Inchon Village surplus Navy housing, and a schedule of the amount of time anticipated to accomplish these activities. The Committee concurred with the elements of the work program as presented and emphasized that part of the marketing plan should include a strong program for the counseling of potential homeowners.

The Committee expressed an interest in the rehabilitation costs for Inchon Village and were presented with copies of an estimate prepared by Program Development staff based on a building-by-building inspection earlier in the week. Staff indicated that the reasons why this estimate had a higher per unit cost than the one presented during Secretary Harris' visit can be attributed to increased vandalism since their previous inspection and such items as storm damage and lack of maintenance. The Committee expressed the opinion that a thorough inspection and documentation should be made of all existing conditions on the project, including photographs, technical evaluation reports, etc. This inspection is needed for an accurate determination of rehab costs and the documentation is needed to justify these costs.

2. The Committee and Staff are continuing to work on the procedure for the hiring of consultants and will be able to report on this topic in the near future.

Commissioner Byrnes asked if there could be a report at the next Commission Meeting, and was assured by Commissioner Ergina and the Secretary that there would be.

Finance Committee Report re Inchon Village Program

Commissioner Ubalde read this report:

Inchon Village Home Ownership Project

The Finance Committee was convened at 10:30 AM on May 4, 1978, to receive a briefing by staff on the proposed Work Program and Financial considerations involved with the proposed acquisition and rehabilitation of Inchon Village and subsequent sale to low and moderate income families as a condominium home ownership development.

The Finance Committee was briefed fully on each element of the proposed program including eleven separate phases of activity that must be addressed and concluded to accomplish the full scope of the planned home ownership program. Particular interest and time was devoted to the program phases involved with local and State approvals, Financing, Marketing, counseling and the organization and responsibilities of the required Condominium Association that would manage and be responsible for the long term success of the home ownership concept.

The Finance Committee expressed interest and some concern in the time schedule projected to complete the comprehensive program to the point of sale of the homes. It was noted that all phases were scheduled to be completed within twelve (12) months. The Committee feels this time schedule may be overly optimistic and that fifteen (15) to eighteen (18) months might be more realistic.

The Finance Committee fully concurs with the elements of the proposed work program as presented, particularly involving the plan to develop the program with a primary goal of making the sale of the dwellings within the financial capability of the truly low income families.

In keeping with the desire to develop the program in such a manner that cost of owning a home will not be a financial burden on the low income family owners, the Committee recommends that rehabilitation costs be given special consideration to assure that the scope of the rehabilitation covers needed work but is completed in the most efficient manner possible. The Committee raised questions on the staff estimates of rehabilitation cost as presented, which exceeded previous estimates mentioned during Secretary Harris' visit and in other discussions concerning the cost of rehabilitation. Staff mentioned that increased estimated cost resulted from additional vandalism that had obviously occurred based on a more thorough building by building staff survey.

The Finance Committee endorses the proposed Inchon Village Home Ownership program as planned and is most enthusiastic over the opportunity it will offer for low income families to become home owners.

Following this report there was some discussion on seeking financial support from Community Development Funds. After some disagreement as to the advisability of doing this, it was clarified that any such funds received would be to enable us to reduce the down payment required for qualified tenants to purchase the units.

There was also some discussion relative to Secretary Harris' visit to Inchon Village and the fact that she did not see the worst of the units, but rather those in better condition. Concern was expressed that HUD therefore might expect rehabilitation cost to be far lower than, in reality, it will be. It was stated, however, that at the time the Secretary had been in a hurry and did not have time to see all that should have been shown. Remedial steps will have to be taken in this regard. It was agreed that there should be photographs taken to show the damage and destruction Inchon Village has been subjected to. Commissioner Byrnes stated she would like to see the very worst of the Village, and the Secretary said it would be arranged for her and any other Commissioners who wished such a tour.

The subject of speculation, relative to Inchon Village, was again brought up and it was felt there should be a policy formulated in this regard, along with the economic mix of the potential buyers. It was stated that Secretary Harris' intent was that it should be low and moderate income families and not those of middle income.

Commissioner Ubalde made a motion to accept the reports with a second from Commissioner Anderson. Motion passed unanimously.

9. NEW BUSINESS:

The first resolution was presented by the Secretary with the following report:

Following is an outline of the background of the Section 202 housing program to serve low income Elderly and Handicapped persons and families:

BACKGROUND

The Section 202 program was first authorized by the Housing Act of 1959. The program was based on direct federal loans to non-profit sponsors, for long term, at low interest (3%). The program was very successful and expanded rapidly until Secretary George Romney of the Department of HUD (first term of President Nixon) announced that the Section 236 program could handle the need for housing of both elderly and families of low income, and proceeded to [illegible] the Section 202 direct federal loan program and depend entirely on the Section 236 private lending program. By the end of the first term of President Nixon, it was determined that all federal housing programs were in trouble, including public housing and the Section 236 program which has caused the stoppage earlier of the Section 202, Elderly and Handicapped program. As a result Secretary George Romney announced, in January of 1973, that a moratorium was declared on all federal housing programs.

STATUS TO DATE

The Housing and Community Development Act of 1974 reactivated the Section 202 program with revisions with respect to interest rates and a tie-in with Section 8 to serve as a deeper subsidy to permit occupancy of the lower income Elderly and Handicapped. In fact, the HCD Act of 1974 provided that a set-aside of Section 8 funds would be required to go to the Section 202 program to assure that low income Elderly and Handicapped could afford to live in the projects.

In many areas of the country, including San Francisco, the statutory set-aside of Section 8 funds to the Section 202 program has resulted in no Section 8 funds to be available under HUD's "fair-share" allocation formula for any other HUD-assisted program to house the Elderly and Handicapped

This has happened in San Francisco for the current fiscal year and as a result only the eligible sponsors of Section 202 programs will be developing projects in the City and County for low income Elderly and Handicapped persons and families.

RECOMMENDATION

Staff recommends strongly that the proposed Resolution be adopted and that copies not only be directed to Secretary Patricia Harris of the Department of HUD, but that copies be personally delivered and discussed with our Congressional delegation in Washington, DC during the attendance by Commissioners and staff at the upcoming annual meeting of the National Leased Housing Association in Washington, DC from June 14 to 16, 1978. As is indicated in the Resolution one of the three major plank issues to be considered at the annual meeting of the National Leased Housing Association in Washington, DC is that of a strong recommendation to "Open up the Section 202 program to the best possible sponsor, whether it be non-profit, a limited dividend entity, or a local housing authority." In fact the first day of the annual meeting of the National Leased Housing Association (June 14th) is set aside from 9:00 AM to 5:00 PM for "NHLA Members to meet with their Congressmen and Senators throughout the day."

RESOLUTION NO. 2154
* * * * * * * * * * *

REQUESTING THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO APPROVE PUBLIC HOUSING AGENCIES AS ELIGIBLE SPONSORS OF SECTION 202 HOUSING PROJECTS FOR THE ELDERLY AND HANDICAPPED AND TO SEEK THE LIFTING OF RESTRICTIONS IN THE APPROPRIATIONS ACT WHICH PRESENTLY LIMITS SPONSORSHIP TO ONLY NON-PROFIT GROUPS
* *

RESOLUTION NO.
* * * * * * * * * * *

REQUESTING THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO APPROVE PUBLIC HOUSING AGENCIES AS ELIGIBLE SPONSORS OF SECTION 202 HOUSING PROJECTS FOR THE ELDERLY AND HANDICAPPED AND TO SEEK THE LIFTING OF RESTRICTIONS IN THE APPROPRIATIONS ACT WHICH PRESENTLY LIMITS SPONSORSHIP TO ONLY NON PROFIT GROUPS

* *

WHEREAS, currently authorized Federal legislation permits Public Housing Agencies to sponsor Section 202 housing projects for the Elderly and Handicapped, and

WHEREAS, under current legislative requirements covering the set-aside of Section 8 program funds to the Section 202 program for the Elderly and Handicapped, is resulting in no current Fiscal Year allocation of Section 8 funds for Elderly and Handicapped in the City and County of San Francisco, other than for Section 202 projects, and

WHEREAS, the San Francisco Housing Authority has demonstrated by long and successful development and operations of Elderly and Handicapped housing for low income persons and families that the Authority is highly qualified to be a sponsor of additional housing for the Elderly and Handicapped in the City and County of San Francisco, and

WHEREAS, the need and demands for additional decent, safe, and sanitary housing for low income Elderly and Handicapped cannot possibly be met within any reasonable length of time in San Francisco if the sponsorship of Elderly and Handicapped housing for low income persons and families is to continue with the restriction of sponsorship solely with Non Profit groups, and

WHEREAS, the problem of meeting the need and demand of housing for the low income Elderly and Handicapped, with the continued restriction of sponsorship of Section 202 projects by Non Profit groups only, is not confined to only the City and County of San Francisco, as evidenced by one of the National Housing Conference's 1978 Legislative Policy recommendations which was adopted in Washington, D. C. at N. H. C.'s annual meeting in March of 1978. The N. H. C. adopted policy with respect to the Section 202 programs is as follows:

> "Section 202 - H. U. D. should immediately announce the Fiscal Year 1978 allocations and requirements and set-aside Section 8 assistance for such allocations. N. H. C. recommends that Housing Finance Agencies, private limited dividend sponsors, Public Housing Agencies and all other sponsors be eligible for participation in the Section 202 program. All the available funds should be allocated and reserved before the end of the fiscal year so that no funds are lost"., and

WHEREAS, in addition to the above described national policy recommendation and action by the National Housing Conference, the National Leased Housing Association has announced that in their

upcoming National Annual Meeting to be held in Washington, D. C. June 15 and 16, 1978, their vital platform for this spring will include three major planks. One of the major National Leased Housing Association plank items reads as follows:

> "Open up the Section 202 program to the best possible sponsor, whether it be non-profit, a limited dividend entity, or a local housing authority."

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Secretary of the Department of Housing and Urban Development (H. U. D.) be requested to proclaim the approval of the Department of H. U. D. to open the sponsorship of Section 202 projects to all declared eligible under current Federal legislative authority, including particularly local public housing agencies

AND THEREFORE, BE IT FURTHER RESOLVED THAT:

The Secretary of the Department of Housing and Urban Development (H. U. D.), further be requested to seek immediately the lifting of restrictions in the appropriations act to permit the sponsorship of Section 202 projects by all declared eligible under current Federal legislative authority.

BE IT FINALLY RESOLVED:

I. That this Resolution shall become effective immediately.

II. That if any conflict arises between this Resolution and any other Resolutions of this Authority heretofore adopted and now in effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Byrnes moved for adoption with a second from Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolution passed.

The Secretary then introduced the second resolution with this report:

The attached Resolution would authorize travel to Washington, DC, June 14-17, 1978, to attend the Seventh Annual Meeting of the National Leased Housing Association for such Commissioners and staff as the Commission and the Executive Director designate.

Topics to be discussed at the meeting include Section 11(b) financing and administering a Section 8 existing housing program. Speakers are scheduled to include HUD Assistant Secretary for Housing, Lawrence Simons, and his Deputy, Nancy Chisholm. A key Congressional figure will also be a speaker, Congressman Thomas Asley, Chairperson of the Subcommittee on Housing and Community Development.

Those of you interested in attending should contact Muriel Cardinal at 673-5800, ext. 205, as soon as possible.

RESOLUTION NO. 2155
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., JUNE 14-17
TO ATTEND THE SEVENTH ANNUAL MEETING OF THE
NATIONAL LEASED HOUSING ASSOCIATION
* *

R E S O L U T I O N

* * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, DC., JUNE 14-17 TO ATTEND THE SEVENTH ANNUAL MEETING OF THE NATIONAL LEASED HOUSING ASSOCIATION

* *

WHEREAS, the National Leased Housing Association is holding its Seventh Annual Meeting in Washington, D.C., June 14-17, 1978; and

WHEREAS, the San Francisco Housing Authority is a member of the National Leased Housing Association; and

WHEREAS, the annual meeting will provide the opportunity to discuss new program changes and trends, particularly on Section 8 New Construction and Section 8 existing housing; and

WHEREAS, speakers for the Meeting include Congressman Thomas L. Ashley, Chairperson of the Housing and Community Development Subcommittee and Lawrence B. Simons, HUD Assistant Secretary for Housing and his Deputy, Nancy Chisholm; and

WHEREAS, it is deemed essential to the leased housing operations of this Authority that such Commissioners and staff as the Commission and the Executive Director designate attend this meeting.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. Such Commissioners and staff as the Commission and the Executive Director designate be authorized to attend the aforementioned Meeting.

II. That travel and per diem be in accordance with the travel policy of this Authority adopted January 2, 1977.

III. This resolution take effect immediately.

Commissioner Ubalde moved to adopt. Commissioner Ergina seconded. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert.

Resolution passed unanimously.

The third resolution was brought forward with the following report from the Secretary:

The Housing Authority's present contract with the Public Employees' Retirement System provides for a funding period for prior service liabilities that is due to expire June 30, 1980. If the contract is not amended to extend the funding period into 1985 the Authority's present contribution to PERS will be increased from the present 15.910% to 31.683%.

A technical amendment to the contract is needed to extend the funding period to June 30, 1985. If adopted this amendment will mean that the Authority contribution, as of July 1, 1978, will increase from the present figure to 16.825%, which is nominal.

RESOLUTION NO. 2156
* * * * * * * * * * *

RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO.

* * * * * * * * * * * *

RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said law; and

WHEREAS, one of the steps in the procedure to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the changes proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

> "...the Commission of the Housing Authority of the City and County of San Francisco gives, and it does hereby give, notice of its approval of the extension of the funding period expiration date for Prior Service liabilities from the date of June 30, 1980 currently provided in said Agency's contract with the Board of Administration, Public Employees' Retirement System, to a new date of June 30, 1985 as of the expiration date of the funding period for Prior Service liabilities."

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of the City and County of San Francisco hereby gives notice of intention to approve an amendment to the PERS contract, a copy of said amendment being attached hereto and by this reference made a part hereof.

Commissioner Byrnes moved for adoption. Commissioner Anderson seconded. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Resolution passed unanimously.

Chairperson Wallace asked the Secretary about a rumor that Potrero Hill Annex had been sold. The Secretary assured her it had not been sold, nor would it be sold. It was currently being converted to larger units.

Commissioner Ubalde informed the group that he and Commissioner Byrnes had the pleasure of attending a testimonial dinner in honor of Dr. Kenneth Washington which was emceed by Commissioner Anderson. They complimented Commissioner Anderson on a job excellently done.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:06 A.M.

_____
Chairperson

_____
Secretary

JUN 27 1978
DOCUMENTS DEPT.

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday May 25, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M. Thursday, May 25, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:04 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert
James San Fong, Commissioner

Secretary stated Commissioner Anderson would be late.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

The Chairperson declared a quorum present.

2. VISITORS:

The following visitors were acknowledged and welcomed:

George Lee, Ping Yuen
Rebecca Purnell, PHTA
Christine Neal, PHTA
Willie B. McDowell, WHGSF
Espanola Jackson
Mary Lou Lindsey
G. Williams, Holly Courts

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved for approval of agenda with a second by Commissioner Ergina. Unanimously passed.

4. APPROVAL OF MINUTES:

Commissioner Byrnes made the motion to approve minutes as mailed. Commissioner Ubalde seconded with unanimous approval.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

None.

8. UNFINISHED BUSINESS:

Site and Design Committee Report Regarding Consultant Selection Procedure.

Commissioner Ergina, Chairperson of the Site and Design Committee read the following report:

Commission Participation in Selection of Architects and Consultants

Commissioner Joan Byrnes requested that staff investigate whether Commissioners could have input into the process by which architects and consultants are hired for Authority projects prior to actually voting on acceptance or rejection of a contract. The Executive Director requested Counsel Lois Johnson to prepare a legal opinion on the issue.

Counsel Johnson responded with an opinion which basically stated that it would represent a conflict of interest for Commissioners to assist in the selection process in its entirety. Counsel felt that it would not be legal for a Commissioner to help select the contractor whose contract the Commissioner would later have to vote on.

After this opinion was delivered to the Commission, Commissioner Byrnes questioned it based on her own research with various housing authorities and redevelopment agencies in California. She said she would like additional research to be carried out and the matter turned over to the Site and Design Committee. The Commission concurred.

This Committee discussed the matter. As it does involve interpretation of the Housing Authority Law and the Conflict of Interest Code, we recommend to the Commission that Counsel Johnson be authorized to seek further research in the matter with the Attorney General of the State of California.

Commissioner Ergina said there would be a further report when the Committee has received an opinion from the Attorney General's office.

Counsel Johnson was authorized to seek further counsel in this matter.

Commissioner Ergina moved for acceptance of this report. Commissioner Colbert seconded. It was unanimously adopted.

9. NEW BUSINESS:

The first resolution was introduced:

RESOLUTION NO. 2157
* * * * * * * * * * *

RESOLUTION ENDORSING THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO TO PARTICIPATE IN DEVELOPING A MODEL PROGRAM FOR REMOVING ARCHITECTURAL BARRIERS TO THE PHYSICALLY HANDICAPPED
* *

RESOLUTION NO. _____

* * * * * * * * * * *

RESOLUTION ENDORSING THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO TO PARTICIPATE IN DEVELOPING A MODEL PROGRAM FOR REMOVING ARCHITECTURAL BARRIERS TO THE PHYSICALLY HANDICAPPED.

* *

WHEREAS, the San Francisco Housing Authority has had a long standing commitment to house the physically handicapped and disabled; and

WHEREAS, to that effect the Commission of the San Francisco Housing Authority adopted Resolution #2011, a "Resolution stating Policy of the San Francisco Housing Authority Commission to designate and specially design specific units for the handicapped in all new developments undertaken by this Authority"; and

WHEREAS, the San Francisco Housing Authority has designed all recently constructed elderly developments in compliance, with Public Law 90-480, which law requires, that the design, construction, or alteration of structures, which are financed in whole or in part by a grant or loan made by the United States, must conform to standards which will insure that the Physically Handicapped person will have ready access to, and use of, such buildings; and

WHEREAS, the Commission recognizes that some of this Authority's earlier buildings still have architectural barriers which should be removed to achieve stated objectives:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That it supports the development of a model program for removing architectural barriers to the physically handicapped in those projects where it is needed.

II. That the Executive Director be and he is hereby authorized to take all steps proper and necessary to submit a program pursuant to HUD Notice H78-11 to the Department of Housing and Urban Development.

The following report was read into the record by the Secretary:

Barrier-Free Design Demonstration Program for Low Income Public Housing

Recently this Authority received HUD Notice H78-11 advising of a Pilot Program to eliminate physical barriers in existing Public Housing Projects.

HUD has set aside $5,000,000 of FY 1978 Modernization Program Funds to develop and demonstrate plans for renovating Public Housing projects to make them accessible to and usable by the physically handicapped.

It is HUD's intention to fund less than 10 selected PHA's so that they can plan and accomplish the necessary changes on a pilot program basis as soon as possible.

Even though all our recent projects comply with public law 90-480, which law required compliance with general provisions for the Handicapped in all buildings constructed with federal funds, this Authority still has older buildings with physical barriers for the handicapped.

It is for that reason that Staff recommends that this Authority participate in this pilot program to eliminate physical barriers in some of our earlier projects.

Commissioner Byrnes moved for adoption; Commissioner Ergina seconded.

Commissioner Anderson entered the meeting at 10:12 A.M.

There was some discussion regarding this resolution, with several Commissioners asking if there was anything they could do to further this project. The Secretary suggested that while they are in Washington, D.C. at the upcoming conference, they should certainly do what they can to assure additional funding for the program.

The question was called and the vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Felton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Resolution passed unanimously.

The Secretary presented the second resolution:

RESOLUTION NO. 2158
* * * * * * * * * * *

RESOLUTION APPROVING APPLICATION FOR PHASE VIII
MODERNIZATION FUNDS CAL 1-10, CAL 1-18(5), AND 1815 EGBERT
* *

RESOLUTION NO. _____

* * * * * * * * * * * *

RESOLUTION APPROVING APPLICATION FOR PHASE VIII MODERNIZATION FUNDS CAL 1-10, CAL 1-18(5) AND 1815 EGBERT

* *

WHEREAS, on April 13, 1978, the Commission of this Authority passed Resolution No. 2147 authorizing the Executive Director to prepare an application for Modernization funds to be submitted to the Department of Housing and Urban Development; and

WHEREAS, said Resolution No. 2147 contained certain improvements to be incorporated into the application for projects CAL 1-10, Potrero Annex and CAL 1-18(5), Yerba Buena Plaza Annex and improvements for 1815 Egbert Street; and

WHEREAS, the said application has been completed for submittal requesting funding in the amount of $1,108,000.00 to complete said improvements.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the application for Phase VIII Modernization funds, consisting of the Program Budget, the Work Program and the Organization and staffing plan be and is hereby approved; and

BE IT FURTHER RESOLVED:

I. That the Commission hereby certifies that:

1. The Housing Authority of the City and County of San Francisco will comply with all policies, procedures, and requirements, prescribed by HUD for the Modernization Program.

2. The estimated costs contained in the application for the Modernization Program cannot be funded from current operating funds.

3. The proposed work items are eligible for modernization funding.

4. The amount of modernization funds requested represent the Authority's best estimate of the costs of the modernization program described in the Final Application.

5. The Authority will comply with civil status, executive orders, and regulations, as applicable under paragraph 15, Chapter 4 of the HUD Modernization Handbook No. 7485.9.

6. That such HUD regulations and requirements of the Flood Disaster Protection Act of 1973 are not applicable.

II. That this Resolution become effective immediately.

This report was read by the Secretary:

Application for Phase VIII Modernization Funds

On April 13, 1978, the Commission authorized staff to prepare an application for Modernization funding to cover planned improvements at Potrero Annex, CAL 1-10, Plaza Annex, CAL 1-18(3) and 1815 Egbert.

The Final Application is complete and a copy is attached for your review.

The HUD Modernization regulations require formal Commission approval of the Application together with certification for compliances with HUD regulations both during preparation of the application and during the implementation of the program upon approval by HUD of the funding.

Commissioner Ubalde moved for adoption; Commissioner Fong seconded. The vote was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:18 A.M.

_____
Chairperson

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Annual Meeting Held:
Thursday, May 25, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Annual Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:30 A.M. Thursday, May 25, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:30 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

Chairperson declared a quorum present.

Commissioner Ubalde moved for approval of the agenda; Commissioner Ergina seconded. Unanimously approved.

2. COMMITTEE ANNUAL REPORTS:

The Secretary called for the Chairperson's Annual Report, whereupon Chairperson Wallace turned the gavel over to Vice Chairperson Ergina and read the following report:

Chairperson's Annual Report 1978

I would like to begin by thanking my fellow Commissioners for their hard work and long hours. They have taken a great deal of time away from their busy schedules to devote themselves to the business of serving public housing residents and all citizens of the community.

I would also like to thank the Executive Director who has demonstrated over and over again his concern for the residents of public housing, this Board, and the community as a whole. During my service as Chairperson, he has demonstrated the kind of leadership we needed. He has faced many difficulties over the past year but has always carried himself with dignity and has overcome the obstacles he had to face. He could not have accomplished this without staff support and I would like to thank his staff in its entirety for their cooperation. I know it has not been easy for them to deal with various pressures and crises but they have given their best. I know my fellow Commissioners join me in these sentiments.

I would now like to shed some light on what I feel have been the significant events of the past year. I would like to first note the fact that women have been placed in top administrative positions at this Authority for the first time and it is long overdue.

Second, we have completed the renovation of the first TPP units in Hunters Point and have begun work on another group. The units look marvelous and will certainly contribute to a revitalization of that community.

We have also finally successfully arranged for the acquisition of Inchon Village for low and moderate income homeownership. We have been working on this for several years and at times we felt there was no hope of succeeding. The home ownership opportunity will be a unique challenge to the Authority and may serve as a model for other developments.

We have continued our efforts to preserve the International Hotel for low income housing. These efforts have been stymied in the courts but we did assist International Hotel tenants in finding suitable housing subsequent to the August eviction. I would like to again publicly express the Commission's appreciation to the late Counsel Vizzard and the pro bono attornies at Landels, Ripley and Diamond who greatly assisted the SFHA in this matter.

I would also like to recognize the contribution of the TPP Home Management Counseling Program in Hunters Point. Resident workers, assisted by the faculty of the University of California extension, are providing excellent classes in nutrition, money management, decorating and other home maintenance responsibilities.

I have only mentioned a few of the developments of the past year. There are many more and I would like to thank HUD, the Mayor's Office of Community Development and our elected officials for providing us much assistance. I cannot close my report without offering my heartfelt appreciation to PHTA, the Senior Citizens Citywide Council, other organizations and all residents for their support and encouragement.

Vice Chairperson Ergina returned the gavel to the Chairperson and made a motion for acceptance of the Chairperson's report. Commissioner Byrnes seconded and there was unanimous approval.

The Secretary called for the Finance Committee report. Commissioner Ubalde, Chairperson of this Committee, read his report:

Annual Report From the Finance Committee

The Finance Committee has been very active and involved in policy issues relating to the financial condition of the San Francisco Housing Authority over the past year. Committee meetings were held in connection with the following key matters which were directly related to the financial operations of the Authority:

1. Review of operating budget revisions for the fiscal year ended September 30, 1977 for the conventional low rent projects and the Section 23 Leased Housing Program.

2. Review of operating budgets for the fiscal year starting October 1, 1977 for the conventional low rent projects and the Section 23 Leased Housing Program.

3. Review of the revised tenant lease for the conventional low rent projects and the Section 23 Leased Housing Program.

4. Review of the proposed acquisition of the former Navy Housing Project known as Inchon Village, and the proposal to sell the project to low income families on a condominium basis.

In addition to the scheduled Finance Committee meetings, the members of the Committee participated extensively in executive sessions and special discussions on numerous other key issues involving the financial stability of the Authority. The following key issues were analyzed and considered by the members of the Finance Committee in relation to the financial impact on Authority operations:

1. Proposed acquisition and resale of the International Hotel to the International Hotel Tenants Association.

2. Development of additional housing for low income families and individuals by proceeding with new construction under Section 8, adding additional conventional public housing, and expanding the Section 8 existing program as rapidly as funds are made available through the Department of HUD.

3. Proceeding with rehabilitation and modernization of existing conventional public housing as rapidly as modernization funds are made available by HUD.

4. Participating in major plans involving revisions to the TPP Program for the Hunters Point community, including the Alice Griffith development.

5. Consideration of the acquisition of the Inchon Village former Navy project and resale to low income families for home ownership under a condominium plan.

6. Provision of additional security at the Yerba Buena Annex Project through special CETA funding.

7. Supporting appeal to the Secretary of HUD through Board resolution to seek supplemental federal operating subsidies to be made available to meet the needs to catch up on deferred maintenance work and to provide emergency security needs, particularly in the large urban areas.

8. Consideration and approval of new policy resolution relating to rents, rent ranges, tenant selection and continued occupancy.

9. Consideration and approval of a revised and updated tenant lease to apply to all residents of the conventional low rent projects and the Section 23 Leased Housing Program.

Also, throughout the past year, the Finance Committee Chairperson has analyzed financial operating data and reports involved with operating budget performance, particularly relating to actual staff salary costs in relation to amounts budgeted.

The following three exhibits are attached to provide specific operating financial information for the Fiscal Year ending September 30, 1977 and to provide general information on the source and amount of approved budgets applicable to current year operations:

EXHIBIT NO. 1

Financial operation of the Section 23 Leased Housing Program for Fiscal Year Ending September 30, 1977.

EXHIBIT NO. 2

Financial operation of the conventional low rent projects for Fiscal Year Ending September 30, 1977.

EXHIBIT NO. 3

Comparison of actual financial operations of both the conventional low rent operations and the Section 23 Leased Housing Program for Fiscal Year Ending September 30, 1977, with the approved operating budget amounts for the current fiscal year ending Septembaer 30, 1978.

The Finance Committee is pleased to conclude this report with the finding that the San Francisco Housing Authority is in a solvent position financially. The Committee must hasten to add, however, that the current HUD system of providing operating subsidies, through the so-called Performance Funding System, does not provide a level of budgeting that is sufficient to meet the needs of the Housing Authority, particularly in the areas of maintenance and security. The present HUD system of funding housing authorities for operating subsidy needs is just now starting to be evaluated on a national basis through HUD-provided research funds. Unfortunately the evaluation of the HUD Performance Funding System is scheduled to take at least eighteen months to complete. Because of this situation, the Finance Committee is not optimistic in expecting the additional needed operating subsidies from the Department of HUD for some time to come.

EXHIBIT #1

FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY
LEASED HOUSING PROGRAM
FISCAL YEAR ENDED SEPTEMBER 30, 1977

Operating Income:		
Rental Income	$ 681,224	
Interest on Investments	6,280	
Miscellaneous Income	(9,268)	
Total Operating Income		$ 678,236
Basic HUD Contribution	1,154,793	
HUD Operating Subsidy	565,388	
Total HUD Contribution		1,720,181
Total Operating Income Plus HUD Contribution		2,398,417
Operating Expenses:		
Administration	$ 528,021	
Tenant Services	10,854	
Utilities	1,087	
Ordinary Maintenance	24,048	
Protective Services	-0-	
General Expenses	174,961	
Casualty Loss	153	
Rent to Owners	1,801,967	
Prior Year Adjustments	62,264	
Property Betterments and Additions	12,437	
Total Operating Expenses		$ 2,615,792
Net Operating Loss	1/	$ (217,372)

1/ Decreases Operating Reserve from $364,193 to $146,818

EXHIBIT #2

FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY
CONVENTIONAL LOW RENT HOUSING PROGRAM
FISCAL YEAR ENDED SEPTEMBER 30, 1977

Operating Income:		
Rental Income	$ 5,672,050	
Interest on Investments	105,142	
Miscellaneous Income	77,047	
Total Operating Income		$ 5,854,239
HUD Operating Subsidy		7,543,666
Total Operating Income Plus HUD Subsidy		$13,397,905
Operating Expenses:		
Administration	$ 1,700,450	
Tenant Services	192,131	
Utilities	2,544,785	
Ordinary Maintenance	5,067,731	
Non-Routine Maintenance	9,987	
Casualty Losses	295,842	
Protective Services	343,067	
General Expense	2,696,020	
Property Betterments and Additions	140,004	
Prior Year Adjustments	(841,993)	
TPP Expenses	544,196	
Total Operating Expenses		$12,692,181
Net Operating Income		$ 705,724

EXHIBIT #3

FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY

COMPARISON OF ACTUAL FINANCIAL OPERATIONS OF BOTH THE CONVENTIONAL LOW RENT OPERATIONS AND THE SECTION 23 LEASED HOUSING PROGRAM FOR FISCAL YEAR ENDING SEPTEMBER 30, 1977, WITH THE APPROVED OPERATING BUDGET AMOUNTS FOR THE CURRENT FISCAL YEAR ENDING SEPTEMBER 30, 1978

	ACTUAL OPERATIONS FOR FISCAL YEAR ENDING 9-30-77	APPROVED OPERATING BUDGETS FOR FISCAL YEAR ENDING 9-30-78
OWNED LOW RENT PROJECTS (7132 UNITS)		
1. Operating Receipts - Excluding HUD Contributions	$ 5,854,239	$ 6,118,160
2. Total Operating Expenses	12,692,181	13,804,160
3. Deficit before HUD operating Subsidy Contribution	(6,837,942)	(7,686,000)
4. Reserves Contributed to Operating Deficit	(705,724)	(405,300)
5. HUD Operating Subsidy Contributed to Deficit	$ 7,543,666	$ 8,091,300
6. Operating Reserves at end of Fiscal Year	$ 3,083,988	$ 3,553,164
LEASED HOUSING PROGRAM (975 UNITS)		
1. Operating Receipts - Excluding HUD Contributions	$ 678,236	$ 642,840
2. Total Operating Expenses	2,615,792	2,303,270
3. Deficit before HUD Contributions	(1,937,556)	(1,660,430)
4. Basic HUD Contribution to Deficit	1,154,793	1,048,422
5. Operating HUD Subsidy Contribution to Deficit	565,388	612,008
6. Reserves Contributed to Opr. Deficit	$ 217,375	612,008
7. Reserves at end of Fiscal Year	$ 146,818	$ 146,818

After reading the financial report, Commissioner Ubalde expressed his concern about using reserve funds because of lack of support from City, State, and Federal Government. He expressed his thanks to the Executive Director and the Deputy Executive Director for their support.

Commissioner Ubalde then moved for approval of his report. Commissioner Byrnes seconded. Unanimously approved.

Commissioner Byrnes, Chairperson of the Personnel Committee, was asked to read her report:

Annual Personnel Committee Report

For the first time since the emergency housing era of World War II, employment in the Housing Authority reached a total of 599, including 186 jobs funded under the Comprehensive Employment Training Act.

The Authority has exceeded recommended integration quotas with 73.5 percent of the total work force representing persons of minority races. Currently 31.5 percent of the employment total reflects positions held by residents or former residents of public housing.

The Committee, and the entire Commission acting as a Committee of the Whole, continues to play an active role in encouraging the employment of minority race persons and of members of families that reside in Authority housing developments. In this area Commissioners have at times acted as mediators or fact-finders as was the case in October of last year on the question of resident employment in the Target Projects Program.

Closely allied with hiring is the Committee's interest in insisting on positive affirmative action programs by contractors and sub-contractors who are successful bidders on Housing Authority construction and rehabilitation projects.

The Committee took an active part in the screening of applicants that resulted in the appointment of our present legal counsel, sat on several routine personnel matters as an appellate body and made recommendations for policy decisions by the full Commission.

Differences of opinion within the Sunnydale Coalition recently caused the Committee to conduct an investigation and hold hearings. Commission action on the Committee's report in this situation is expected to resolve the matter.

At the conclusion of her report, Commissioner Byrnes thanked Commissioner Anderson and Chairperson Wallace for their input, and the Executive Director and his Staff for all their help.

Commissioner Byrnes moved for acceptance of the Personnel Committee report. Commissioner Ubalde seconded.

Commissioner Ubalde, at this point, expressed concern regarding whether or not contractors adhere to the Authority's affirmative action policies by actually hiring and keeping on the payroll minority and other disadvantaged persons. He suggested the personnel Committee further investigate this matter. This will be done.

The Chairperson called the question and the report was unanimously approved.

Commissioner Ergina, as Chairperson of the Site and Design Committee, was called upon next to give his report:

Annual Report From the Site and Design Committee

The Site and Design Committee was engaged in the following activities in the past year:

1. Pursuant to Commission direction at their regular meeting of May 26, 1977, the Site and Design Committee met on June 20, 1977, with Representatives of the Chinatown Coalition for Better Housing and Housing Authority technical staff. The purpose of the meeting was to evaluate the use of a piece of property on the East Side of Larkin Street between Clay and Washington Streets for Public Housing purposes.

   A site inspection was made and the Site/Neighborhood found to be acceptable for the purpose as stated.

   A recommendation accepting and designating subject site for the use of a low-income housing project was made by the Committee which recommendation was adopted by the Commission of July 21, 1977 by Resolution #2089.

   Since then a meeting has taken place between a member of this Authority and the Owner of the largest parcel who indicated a willingness to sell the property for an unreasonable amount. The Owner of the smaller parcel could not be contacted as yet.

   The Chinatown Coalition for Better Housing has been asked to become involved in approaching the Owners of both parcels to sell the properties for a more reasonable amount.

2. As directed by the Commission at their regular meeting of July 21, 1977, the Site and Design Committee met on August 11, 1977 with Representatives of the Coalition to support Nihonmachi Tenants. The purpose of the meeting was to allow the Coalition to present their proposal to the Committee as to what to do with two buildings within the Western Addition Redevelopment Area A-2 slated to be demolished by the Redevelopment Agency. All relevant information available to the Committee was reviewed.

   However, no recommendation could be formulated at that meeting due to the absence of important information.

   The Committee instructed Staff to meet with the Redevelopment Agency to obtain more information. An overall staff report on this matter then was presented to the Commission on October 7, 1977.

   As the buildings in question are a part of the approved Redevelopment plan, it was recommended to the Commission to adhere to the approved Redevelopment plan. It was further recommended that this Authority offers assistance within its framework of operation to those residents affected by the proposed demolition of subject buildings. These recommendations were adopted by the Commission of the San Francisco Housing Authority on October 7, 1977.

3. On May 4, 1978, the Site and Design Committee met the Program Development Staff to be presented with the work-program and preliminary cost estimates to convert a portion of the former Navy Housing, commonly known as "Inchon Village" into a Homeowners Program for low and moderate income levels.

   Several meetings have occurred with high-ranking HUD officials from Washington, D.C. On April 20, 1978, HUD Secretary, Patricia Harris, visited San Francisco and toured the Inchon Village project. In a press conference the Secretary made public the intent to convert Inchon Village into a Homeownership Program for low and moderate income families.

   As of this point, the Housing Authority Staff is in the process of implementing the first line items of the work program as presented to the Commissioners earlier.

There being no questions or comments, Commissioner Ergina moved for acceptance of this report. Commissioner Ubalde seconded. Unanimously accepted.

Commissioner Anderson, Chairperson of the Legislative Committee, was asked for his report. Chairperson Wallace, also a member of that Committee, read the report:

Annual Legislative Committee Report

The Commission, acting as part of delegations, committees and as individual Commissioners, maintained an active role in legislative advocacy for public housing causes during the year.

A major effort was directed toward getting the support of representatives in the State Legislature and in the Congress in behalf of the Housing Authority's continuing need for increased operating subsidy to fund deferred maintenance and security programs.

The failure of the Department of Housing and Urban Development to request Congressional approval of special funds for deferred maintenance and security drew letters of protest and enquiry from California Senators, San Francisco Congressmen and our representatives in the State Senate and Assembly.

A Commission resolution adopted February 23, 1978, requesting HUD to prepare a supplemental budget to cover the additional operating subsidies, received wide distribution in the campaign and was the subject of direct quotation by the legislators in their communications to HUD.

Direct contact at the Washington level was also utilized in the successful effort to get Inchon Village released by the General Services Administration so it could be sold to the Housing Authority through HUD. Commissioners and staff contacted the California Senators and San Francisco Congressmen personally to enlist their help in unravelling the red tape that threatened to strangle this acquisition.

The institution of the Annual NAHRO Tri-Chapter Legislative Conferences has led to an effective departure from hit-and-miss legislative systems of the past when each local public agency was required to closely monitor bills introduced at each session of the Legislature.

Contacts and procedures initiated at the Tri-Chapter meetings and since refined, now result in Housing Authorities and other allied agencies being alerted to pertinent legislation and advised on its status.

The San Francisco Housing Authority continues, however, to review all bills having to do with housing through a bill referral service provided by the State Legislative Representative of the City and County of San Francisco.

Commissioner Ubalde moved for approval of this report with simultaneous seconds from Commissioners Byrnes and Anderson. Unanimously approved.

3. ELECTION OF OFFICERS:

Chairperson announced all chairs were open and she turned the gavel over to Counsel Johnson as Acting Chairperson.

The Acting Chairperson announced the next order of business to be the election of a Chairperson for the coming year. She clarified, for purposes of a smooth-running election, that nominated commissioners are allowed to vote. She read the appropriate clause from "Robert's Rules of Order". However, it would be permissible to follow the past procedure of the abstention of nominees from the vote, if the Commission so desired.

Commissioner Anderson moved that Robert's Rules be observed and nominees be allowed to vote. Commissioner Wallace seconded. There was unanimous approval.

At this point Commissioner Ergina recalled that the practice had been established for rotating the Chairmanship and asked if this practice would prevail.

The Acting Chairperson stated there was nothing in the By-Laws nor in "Robert's Rules of Order" to allow or disallow rotation. In answer to a question regarding inheriting an unexpired term, the Acting Chairperson stated that all Commissioners were eligible for nomination at the Annual Meeting, regardless of terms; there is nothing to preclude anyone from being eligible for nomination.

The Acting Chairperson announced that nominations for the office of Chairperson were now in order.

Commissioner Colbert nominated Commissioner Wallace for Chairperson. Commissioner Anderson seconded.

Commissioner Fong nominated Commissioner Byrnes for Chairperson. Commissioner Ubalde seconded.

Commissioner Ergina then asked if a question would be in order. He was asked if it related to the nominations and he said yes. He asked, since we have a long tradition of rotating the position of Chairperson and since Commissioner Wallace had already served as Chairperson, did she consider it appropriate to run for a second term as Chairperson? Commissioner Wallace answered that, inasmuch as she had inhertied the unexpired term of the past Chairperson, at which time she was Vice Chairperson, then she would indeed be the next person in line for this position.

Commissioner Fong expressed his feeling that each of them, as a Commissioner, was qualified for becoming Chairperson and had a right to be Chairperson. He also felt there should be two candidates so there could be a choice.

When the question arose as to secret vote as opposed to roll call, Commissioner Anderson moved for a roll call vote with a second by Commissioner Wallace. There was unanimous approval.

Roll Call vote for Commissioner Wallace as Chairperson was:

AYES: George Patton Colbert
Booker T. Anderson
Cleo F. Wallace

NAYS: Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

ABSTAIN: Dr. Amancio Ergina

The vote was 3 ayes, 3 nays, 1 abstention.

Roll Call vote for Commissioner Byrnes as Chairperson:

AYES: Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

NAYS: Cleo F. Wallace
George Patton Colbert
Booker T. Anderson

ABSTAIN: Dr. Amancio Ergina.

The vote was 3 ayes, 3 nays, 1 abstention.

There being a tie vote, Commissioner Ubalde moved for a five-minute recess. Commissioner Anderson seconded.

The Secretary stated, at this point, there was nothing in the By-Laws that stated election of officers had to be held at the annual meeting. We had, in the past recessed an Annual Meeting and postponed election of officers.

The Acting Chairperson agreed that election of officers can be postponed. However, there was a motion on the floor and she called a vote. It was unanimously agreed there would be a recess.

The Annual Meeting was recessed at 11:11 A.M.

Meeting was again called to order at 11:20 A.M.

The Acting Chairperson stated pursuant to the fact that there was a tie vote for the office of Chairperson of the Commission, there would be a second vote. She asked for a motion to this effect.

Commissioner Wallace moved for a second roll call vote. Commissioner Anderson seconded. Unanimously passed.

Roll Call vote for Commissioner Wallace as Chairperson was:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
George Patton Colbert
Booker T. Anderson

NAYS: Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

ABSTENTIONS: None

The vote for Commissioner Wallace was 4 ayes, 3 nays, no abstentions.

Roll Call vote for Commissioner Byrnes as Chairperson was:

AYES: Joan M. Byrnes
The Rev. Dr. A.C. Ubalde, Jr.
James San Fong

NAYS: Cleo F. Wallace
George Patton Colbert
Booker T. Anderson

ABSTAIN: Dr. Amancio Ergina

The vote for Commissioner Byrnes was 3 ayes, 3 nays, one abstention.

The vote being 4-3 in favor of Commissioner Wallace, the Secretary then cast the ballot and Commissioner Wallace was declared the Chairperson for the coming year.

The Acting Chairperson declared nominations were in order for the office of Vice Chairperson.

Commissioner Anderson nominated Commissioner Ergina with a second from Commissioner Wallace.

Commissioner Fong nominated Commissioner Ubalde. Commissioner Byrnes seconded.

Commissioner Ergina asked to withdraw and nominated Commissioner Byrnes as Vice Chairperson. Commissioner Wallace seconded.

Commissioner Ubalde asked to withdraw and made a motion that nominations be closed. Commissioner Anderson seconded.

The Secretary then cast the unanimous ballot for Commissioner Byrnes to the office of Vice Chairperson of the Commission.

The Secretary, on behalf of the Housing Authority and residents, offered wholehearted congratulations to the two officers. He said that, inasmuch as over 50% of the residents were women, it was most appropriate that the Commission should be headed up by two women.

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

JUL 25 1978

DOCUMENTS DEPT.
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Adjourned Regular Meeting Held:
Thursday, June 29, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Adjourned Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M. Thursday, June 29, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:05 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

Secretary stated Commissioner Colbert and Counsel Johnson would be late.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director

Chairperson declared a quorum present.

2. VISITORS:

The following visitors were acknowledged and welcomed:

Lidia Romero, Bernal
Rebecca Purnell, PHTA
Lucilla Walton, PHTA
Louise Sullivan
Steven Perls, Marquis Associates
Peter Winkelstein, Marquis Associates
George Lee, Ping Yuen
Christine Neal, PHTA
G.E. Williams, PHTA
Lillie M. Ransom, PHTA
Louise Yee, Ping Yuen
Jane Grieco, SFNLAF-Chinatown
Sue Lee, Chinatown Neighborhood Improvement Resource Center
Alina Beard, LWV

3. APPROVAL OF AGENDA:

Commissioner Anderson moved for approval of agenda; seconded by Commissioner Ergina. There was unanimous approval.

4. APPROVAL OF MINUTES:

Commissioner Ubalde moved for approval of minutes. Seconded by Commissioner Byrnes. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

The Secretary read the following report:

Public Housing Tenants Annual Election

The PHTA Annual election meeting was held May 27, 1978. The meeting was chaired by Austin V. Thompson, Assistant Vice Chancellor, Administrative Services, U.C. There were 27 eligible voting tenants present. The meeting was well organized and orderly. SFHA staff assisted with the election.

I am pleased to report the following election results:

President:	Mrs. Lillie Ransom
1st Vice President:	Mr. George Lee
2nd Vice President:	Mrs. Christine Neal
Recording Secretary:	Mr. George Langley
Corresponding Secretary:	Mr. Francis Hugunin
Treasurer:	Mrs. Gertrude Williams
Parliamentarian:	Mrs. Rebecca Purnell

The Installation of Officers was held on June 7, 1978, 12 Noon, at 1111 Buchanan Street. The officers were sworn in by the Honorable Ella Hill Hutch, Member of the Board of Supervisors of the City and County of San Francisco.

The Chairperson of the San Francisco Housing Authority Commissioners and the Executive Director participated in the ceremonies. Residents throughout the City attended the enjoyable reception which followed.

The Secretary asked the officers to stand and they were all congratulated. A round of applause for them followed.

This report was next read by the Secretary:

American Institute of Architects Award for Design Excellence - TPP Rehabilitation - 30 Units at CAL 1-17A Lower West

I am pleased to inform you that the Authority has received notification of recognition for design excellence for the first increment of rehabilitation at Hunters Point under the Target Projects Program.

The Bay Area Chapters of the American Institute of Architects have selected the Hunters Point A rehabilitation project for an Award of Merit for Design Excellence in its recent 1978 Awards Program. Out of a field of 205 entries, 14 were selected for Awards of Honor and Awards of Merit.

The Architects for the project, Marquis Associates, have received a certificate signifying the award at the official announcement made by the A.I.A.

Mr. Peter Winkelstein, architect and coordinator, representing the firm Marquis Associates was introduced. In addressing the assemblage, he gave a brief history of this award. In reality, there were over 300 entries for consideration in addition to which, this was the first time in four years this distinction had been awarded. He felt this was a real honor. The jury, he said, took note of the social relevance of the project, as well as the transformation from an anonymous-looking building to one of sensitivity. Mr. Winkelstein also complimented and thanked our staff for their guidance. He then presented the Award of Merit for Design Excellence for 1978.

On behalf of the Commission and Staff, the Chairperson both thanked and congratulated Mr. Winkelstein. The Secretary also thanked him and the staff and residents for their help and patience through the completion of this project.

Report on the Leased Housing Association Meeting in Washington, D.C. and the Meeting with Congressional Delegation

Commissioner Fong gave his report:

The delegation from the SFHA spent the 14th of June on Congressional conferences which we had scheduled before the NLHA conference got underway on the 15th.

Representatives from Local Housing Authorities, redevelopment agencies, developers, builders, contractors and manufacturers from all over the country attended this conference. The main theme was Section 8. Instead of making a separate report for each meeting, let me make a composite report for the whole conference.

HUD introduced Section 8 as a new financing mechanism in 1974 and it has since become apparent that the department's regulations regarding the new section created more problems than they solved. The HUD counsellor to the Secretary, Mr. Joseph Burstein, whom Mr. Cavanaugh introduced to me at a reception, was the man who directed the HUD staff to develop a new set of regulations, which is the substantial part of this report.

This new program was designed to preserve the concepts created under Section 23 within the specific context of the Section 8 program and to avoid both the abuses and the unnecessary restrictions that had crept into the earlier financing.

Under the new regulations the term "Public Housing Agency" includes any state, county, municipality, or any other governmental entity or public body or agency or instrumentality thereof which is authorized to engage in or assist in the development or operation of low-income housing. This means that many urban renewal agencies, community development agencies and other public development entities will be able to qualify as Public Housing Agencies as well as Local Housing Agencies and State Housing Agencies.

The Public Housing Agency or its instrumentality can either own the housing project or act as a lender to a private developer. Since local housing authorities usually are not permitted to make loans, but state laws generally grant non-profit entities broad powers to borrow and lend money for appropriate purposes, it is anticipated that most housing authorities will need to create non-profit instrumentalities in order to be able to finance privately-owned Section 8 projects.

When a project is to be owned by a Public Housing Agency or other non-profit entity, the amount of permanent obligations entitled to tax exemption can equal the full HUD-approved estimated reasonable development cost of the project, the expenses of issuing the obligations, the capitalized interest on the permanent obligations during construction, and an amount sufficient to establish a reserve fund of up to one year's debt service.

In financing a Section 8 project through a public housing agency instrumentality, the instrumentality will issue tax exempt bonds to pay a turnkey contractor for the construction of a project that it will own and lease back to the public housing agency for management and operation. The obligations will be secured by a pledge of lease-rental payments and/or HAP contract payments to a trustee for the bondholders, sufficient to meet full debt service. Where the instrumentality acts as a mortgage lender to a private developer, its obligations will be secured by a pledge of income and revenues from the project, including HAP contract payments to the Trustee.

The procedures for obtaining instrumentality certification and processing the proposed project appear to be relatively straightforward under the new HUD regulations. The applicant must identify the parent entity and establish its eligibility as a Public Housing Agency. The applicant must submit by-laws, public housing agency regulations, and other documents necessary to show that there will be the requisite public housing agency control of its activities. HUD will review the documents and certify the instrumentality as a public housing agency legally qualified to carry out and finance the project.

Before authorizing the issuance of bonds by the instrumentality, HUD reviews the project costs and all of the financing documents and certifies that the obligations are in compliance with HUD regulations; the terms and conditions of the financing have been approved by HUD; the agreement to enter into a HAP contract has been executed and approved in writing.

As conceived, the new guidelines will give local housing authorities and other public housing agencies the ability to facilitate the development of thousands of needed new and rehabilitated Section 8 units with a minimum expenditure of time and resources and without incurring any substantial legal or financial risk. In his speech, Mr. Simons said Section 8 is "here to stay".

Commissioner Byrnes also reported on the Leased Housing Association Meeting:

The first day was spent calling on Congressmen and Senators to discuss the need for, and the importance of funds for deferred maintenance and security, she said. They stressed the importance of opening up 202 funds for housing authorities as well as for the private sector. Mr. Stuart Eisenstadt, Assistant to the President for Domestic Affairs, spoke on the future domestic policies of the Carter Administration, and stressed the importance of fiscal relief to the cities. He stated they were proposing a budget of one billion dollars with 100% of the funds going to the localities; he emphasized the importance of rehabilitation rather than new construction.

Secondly, employment and jobs were discussed. They discussed increasing CETA jobs from 310,000 to approximately 725,000. Under the job program there would be 50% CETA employment under the aegis of private contractors. They discussed on-the-job training programs and tax credits for hiring hard-core unemployed. Under the economic development program there would be an investment tax credit of 15% for developers in distressed areas, along with lower interest loans.

Sound management of the Section 8 program was stressed with no waste being tolerated. There seemed to be an emphasis toward moderate income families under Section 8. They repeatedly stressed fiscal responsibility. There will be cuts in the HUD budget -- how much is unknown at this time.

Counsel Johnson entered the meeting at 10:32 A.M.

Chairperson Wallace restricted her comments, relative to the Conference, to discussions on Proposition 13 and the great interest shown by others on how it would affect San Francisco. Congressman Burton assured the Commissioners that San Francisco would be considered as a County rather than a City, which would affect us materially. However, it was stated California would not receive any special consideration because of the passage of Proposition 13.

7. REPORT OF COUNSEL:

On the matter of the International Hotel, Counsel reported that the Four Seas Corporation had asked for a continuance so that they could file their brief by July 15th. It had been due in June. She felt we would

probably not hear from the Court before September, since after they filed, we would probably file another opposition brief. It takes 30-45 days for the Court to come up with a decision in such matters.

8. UNFINISHED BUSINESS:

The Secretary read the following:

Status Report on the Section 8 Existing Housing Assistance Program

The Section 8 Existing Housing Assistance Program operated by the San Francisco Housing Authority has been functioning now for approximately two and one-half years. Our original contract authorized funding for 323 units. The contract has been amended with three additional allocations added to the program. We now have a total of 830 units with the following bedroom size breakdown:

112	0-bedroom
139	1-bedroom
336	2-bedroom
205	3-bedroom
38	4-bedroom

An additional 151 units has been approved and will be added to the program if the Commission should approve the enabling resolution today.

As of the end of May, the monthly report of Unit Availability indicated contracts in force for 543 Certificate Holders. An additional 18 contracts have been signed during this month making a grand total of 561. The total number of contracts completed since the beginning of our program is 690. The difference in the total presently under contract and the total number of contracts completed is due to Certificate Holders moving in and out of the program.

In November 1977 an Administrative Complaint was filed with HUD against the San Francisco Housing Authority by representatives of the Chinese and Latino communities. The complaint was based on the claim that the Housing Authority did not succeed in reaching non-English speaking persons in these communities because we did not solicit these applicants by placing paid advertisements in Chinese and Hispanic language newspapers.

During the months following the filing of the Complaint, numerous meetings involving the complainants, their legal representatives, San Francisco Housing Authority and HUD staff, were held in an effort to resolve the matter.

As a result of these numerous meetings a settlement agreement was completed and signed between this Authority and the HUD Office of Fair Housing and Equal Opportunity on June 1, 1978 and the matter is now considered resolved by HUD. The agreement details procedures which will help insure the participation of non-English speaking residents in the Section 8 Existing Housing Program.

On May 25, 1978, we received a letter from the Chinatown-North Beach law offices of the San Francisco Neighborhood Legal Assistance Foundation in which they indicated their dissatisfaction, on behalf of their clients, with the agreement, and suggested further changes.

HUD alone has the power to resolve the complaint and it has chosen to do so. The complainants could take their case to a court of law if they so desired. However, on June 28, 1978, we received a further letter from the Legal Assistance saying a suit would not be filed.

Now that the Administrative Complaint has been resolved to HUD's satisfaction and our waiting list has been exhausted, we will open applications in August 1978. Workshops are being planned for the Chinese and Latino

communities as specified in the Agreement. Upon completion of the workshops we will commence an areawide information campaign to interested agencies and groups and then follow up with paid advertisements in specified local newspapers with special emphasis toward minority news media. Such advertisements will announce the availability of the program as well as the dates and places for the acceptance of applications.

In general, property owners are accepting the Section 8 program more willingly than in the past due to their greater familiarity with it. The major problem still lies in the ability of the family Certificate Holders to locate acceptable housing within the established Fair Market rents.

Commissioner Colbert entered the meeting at 10:39 A.M.

9. NEW BUSINESS:

In presenting the first resolution, the Secretary read the following report:

Annual Contribution Contract Amendment No. 3 Section 8 (Proposed)

An Amendment to the Annual Contribution Contract for Section 8 Leased Housing is necessary at this time. A brief history of the past amendments follows:

Amendment No. 1, April 15, 1977, Increased to 500 units.

Amendment No. 2, January 31, 1978, Increased to 830 units.

Amendment No. 3 (Proposed) would increase Section 8 Leased Housing by 151 needed units.

RESOLUTION NO. 2159
* * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO. 3
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO. 3
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION
* *

WHEREAS, the Housing Authority of the City and County of San Francisco (hereinafter called the "PHA") entered into a Section 8 Annual Contributions Contract on December 23, 1975, with the United States of America (hereinafter called the "Government"); and

WHEREAS, it is deemed advisable by the PHA and the Government to amend the Section 8 Annual Contributions Contract in the particulars indicated in such amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the amendment to the Annual Contributions Contract is hereby approved and accepted; and

II. That the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the amendment on behalf of the PHA; and

III. That the Secretary is hereby authorized to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

IV. That this Resolution shall take effect immediately.

There being no questions, Commissioner Ubalde moved for adoption; Commissioner Byrnes seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The second resolution was introduced with this report:

Second Annual Public Policy Conference/Seminars, June 29-July 1, 1978

The National Black United Fund is sponsoring its Second Annual Public Policy Conference/Seminars in Atlanta, Georgia from June 29-July 1, 1978. This organization, and specifically this conference, is focused on self-help networks to provide services to those of low income and minority communities.

The Conference Chairpersons for this year include Maynard Jackson, Mayor of Atlanta; Julian Bond and Mrs. Coretta Scott King. Other participants include Dr. Ruth Love and Ambassador Andrew Young.

If you are interested in attending this Conference, please notify my secretary, Ms. McQuaid no later than June 27.

RESOLUTION NO. 2160
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE
SECOND ANNUAL PUBLIC POLICY CONFERENCE/SEMINARS
IN ATLANTA, GEORGIA, JUNE 29-JULY 1, 1978
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE SECOND ANNUAL PUBLIC POLICY CONFERENCE/SEMINARS IN ATLANTA, GEORGIA, JUNE 29-JULY 1, 1978
* *

WHEREAS, the Second Annual Public Policy Conference/Seminars is being held in Atlanta, Georgia, June 29-July 1, 1978; and

WHEREAS, this Conference will be devoted to the planning and implementation of strategies to enable those of few resources to create mutual self-help networks; and

WHEREAS, the deliberations of this Conference and Seminars will be of benefit to the low-income residents of public housing; and

WHEREAS, it is essential to the low rent operations of this Authority that such Commissioners and Staff as the Commission and Executive Director designate attend.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. Such Commissioners and Staff as the Commission and Executive Director designate be authorized to attend the aforementioned Conference/Seminars.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority adopted January 22, 1977.

III. That this Resolution shall become effective immediately.

Motion to adopt was made by Commissioner Ubalde. Commissioner Byrnes seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The Secretary brought forth the third resolution. After asking Mr. Martin Sullivan to come forward, he read Resolution NO. 2161 in toto:

RESOLUTION NO. 2161
* * * * * * * * * * *

RESOLUTION COMMENDING MARTIN SULLIVAN ON THE OCCASION OF HIS RETIREMENT AS LABORER I OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION COMMENDING MARTIN SULLIVAN ON
THE OCCASION OF HIS RETIREMENT AS LABORER I OF THE HOUSING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, Martin Sullivan on June 30, 1978 will retire as Laborer I after having served in the Housing Authority's Maintenance Department for twenty-four years, seven months and eighteen days; and

WHEREAS, Mr. Sullivan first came to the Authority May 5, 1952 as a per diem laborer and was employed as a member of the permanent maintenance force on November 12, 1953; and

WHEREAS, over the years Mr. Sullivan has worked on almost every Housing Authority facility and is known and respected by the residents of public housing; and

WHEREAS, during his tenure with the Housing Authority Mr. Sullivan diligently performed his duties and was dedicated in his steadfastness and reliability;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission extend to Martin Sullivan its appreciation for long and faithful service and its best wishes for a happy retirement.

Commissioner Ubalde moved for adoption of this resolution with a second from Commissioner Ergina. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Upon declaring the Resolution unanimously passed, Chairperson Wallace extended her congratulations to Mr. Sullivan and asked if he would like to address the assemblage.

Mr. Sullivan said he "felt good" and he "felt bad". He was sorry to lose his co-workers as friends, but he looked forward to a great deal of fishing, hunting, and swimming and going to Reno. There were both laughter and applause at this last comment, and a great many congratulations were made.

The Secretary then read the next resolution:

RESOLUTION NO. 2162
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO OJAI, CALIFORNIA JULY 14-15, 1978 TO PROVIDE CONSULTATIVE TRAINING SERVICES TO THE HOUSING AUTHORITY OF LOS ANGELES COUNTY
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO OJAI, CALIFORNIA
JULY 14-15, 1978 TO PROVIDE CONSULTATIVE TRAINING
SERVICES TO THE HOUSING AUTHORITY OF LOS ANGELES COUNTY
* *

WHEREAS, the Housing Authority of the County of Los Angeles wishes to provide an Orientation Session and Executive Training Seminar for its Commissioners in Ojai, California on July 14 - 15, 1978; and

WHEREAS, the Housing Authority of the County of Los Angeles has invited the Executive Director to conduct various sessions at this Seminar; and

WHEREAS, the Executive Director has conducted such sessions for both the San Francisco Housing Authority Commission and at Commissioner Workshops of the Pacific Southwest Regional Council of NAHRO.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director be authorized to travel to Ojai, California July 14-15, 1978 for purposes of conducting training in conjunction with the Housing Authority of the County of Los Angeles.

2. Travel expenses and Per Diem will be paid by the Housing Authority of the County of Los Angeles, in accord with the Policy of the Housing Authority of San Francisco adopted on January 22, 1977.

3. This Resolution takes effect immediately.

After reading the resolution, the Secretary read the following letter from the Housing Authority of the County of Los Angeles:

June 26, 1978

Walter Scott, Executive Director
San Francisco Housing Authority
440 Turk Street
San Francisco, California 94102

Dear Walter:

I enjoyed visiting with you last Monday and again want to thank you for offering to conduct one of the sessions of our Commissioners' Training Meeting.

We have definitely set the dates for the weekend of the 15th and 16th of July, planning to meet Friday evening sometime after 6:00 P.M., and have made arrangements for your accommodations starting Friday evening, July 14th.

I will send you information on the program as soon as it is completed.

Let me know what time you think you might be arriving.

Best regards,

/s/ Geo. M. James

GEORGE M. JAMES
Executive Director

Commissioner Ubalde moved for adoption of this resolution. Commissioner Byrnes seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The last Resolution was introduced with the following report:

Resolution to Cover New Procurement Policy

Pursuant to instructions contained in Transmittal No. 22, dated 2-24-78 from the Department of Housing and Urban Development, the Procurement Policy has been revised.

The revision permits public housing authorities to engage in procurement activities without formal bidding where the amount involved does not exceed $5000 for existing and future Annual Contributions Contracts. The current dollar limitation for this purpose has been $2500.

Counsel has reviewed and approved this proposed revision; staff recommends Commission approval.

RESOLUTION NO. 2163
* * * * * * * * * * *

RESOLUTION REPEALING RESOLUTION NO. 1839
AND ESTABLISHING PROCUREMENT POLICY FOR
THIS AUTHORITY
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION REPEALING RESOLUTION NO. 1839
AND ESTABLISHING PROCUREMENT POLICY FOR
THIS AUTHORITY
* *

WHEREAS, at its regular meeting held on July 10, 1972, this Authority did adopt Resolution No. 1839 establishing Procurement Policy for this Authority; and

WHEREAS, the Department of Housing and Urban Development has requested this Authority to substitute in lieu thereof the following Resolution:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That said Resolution No. 1839 be and the same is hereby repealed.

That the following Procurement Policy is hereby approved and adopted subject to the approval of the Department of Housing and Urban Development:

PROCUREMENT POLICY

1. The Executive Director and/or the Chief of Purchasing and Stores are authorized to make purchase commitments for the Authority. This authorization may be delegated by either; however, responsibility rests with the delegators.

   Purchase of equipment, materials, and supplies, and award of contracts for services (except for personal services) and for repairs, maintenance and replacements, shall be made to the lowest responsible bidder in the following manner:

   a. No reliable supplier shall be denied the privilege of bidding on any item.

   b. Purchases shall be made and contracts entered into, in amounts not to exceed $500, in the open market after sufficient inquiry to ensure that the price obtained is the most advantageous to the local authority; and

   c. For purchases and contracts from $501 to $5,000 bids shall be solicited orally, by telephone, or in writing from competitive suppliers; a tabulation of solicitations made, including dates and quotations received shall be kept; and

   d. For purchases and contracts in excess of $5,000, bids shall be invited by (1) advertising in at least one newspaper of general circulation, or (2) mailing invitations to bid to responsible dealers, or (3) posting notices in at least three public places; or a combination of such methods. A tabulation of bids received shall be retained.

   e. All procurement of equipment, materials, supplies, and repairs or services shall be documented by either purchase order, purchase requisition, contract, and/or receipt. Expenditures under $25.00 can be made by the Chief of Purchasing and Stores. In all circumstances purchases will be supported by a signed receipt. Expenditures from $25.00 and up shall be supported by a signed and properly approved purchase requisition (Form PUR-2) if deemed necessary by the Chief of Purchasing and Stores. Expenditures in excess of $500 shall be made by formal purchase order or contract, whichever is appropriate.

f. There shall be inserted in all contracts of prime and/or sub-contractors the following provision:

> No member, officer, or employee of the Local Authority while employed by the Authority or for one year thereafter shall have any interest, direct or indirect, in this or the proceeds thereof.

2. For the purchases and contracts specified in paragraphs 1c and 1d above, lack of competition is permissible only when (1) an emergency exists which permits no delay because of the possibility of injury to life or destruction of property; (2) when only one source of supply is available and the Chief of Purchasing and Stores shall so certify; (3) for equipment and supplies purchased from suppliers under contract to the City and State; (4) for supplies and equipment included in the HUD Consolidated Supply Contracts; (5) for supplies and equipment purchased by GSA Contracts; or (6) supplies and equipment bought directly from manufacturers or owners at an advantageous price.

   If an award is made without competition, documentation of such award, together with a certification or statement justifying the lack of competition and approval of the Executive Director, shall be retained in the files of the Purchasing Department. Such awards may be reported to the Board at the discretion of the Executive Director. In the case of items (3) through (6) above, purchases shall be made without any further solicitation or invitation of bids, regardless of the amounts involved, unless it is known that lower prices are available elsewhere.

   That this Resolution shall become effective immediately.

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Ubalde made the motion to adopt; Commissioner Byrnes seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

At this point, Commissioner Ubalde brought to the attention of the Commission the fact that two or three meetings ago a question was raised regarding our policy on affirmative action, and the Personnel Committee was to investigate on contracts outstanding. In view of the Bakke Decision, he again asked that the Personnel Committee investigate with a view toward how that Supreme Court Decision would affect our present policy. This met with the approval of the Personnel Committee and staff was directed to arrange the meeting.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:55 A.M.

_____
Chairperson

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS DEPT

Adjourned Regular Meeting Held:
Thursday, July 27, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Adjourned Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, July 27, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:10 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner
James San Fong, Commissioner

The Secretary stated Commissioner Anderson would be late.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

Chairperson declared a quorum present.

2. VISITORS:

The following visitors were acknowledged and welcomed:

Mike Mewhinney, S.F. Progress
Craig Scheiner, KTVU - Channel 2
James Clancy, KTVU - Channel 2
Agnes L. Lee, Chinatown Neighborhood Improvement Resource Center
Ed Montoya, Bernal Dwelling Tenants Assoc.
George Lee, Ping Yuen
Nicole Bengiveno, S.F. Examiner
Mark N. Albertson, representing Assemblyman Willie Brown
Jerry Guy Bell, K-101 Radio
Alina Beard, League of Women Voters
Ruby Owens, E.O.C.
Gerald W. Johnson, Black Business Assn.
Mr. Hillman, KPIX
Berneria Howard, PHTA

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved that the Agenda presented be the agenda of the day. Commissioner Ubalde seconded. He then made a motion that the last six resolutions listed under "New Business" on the second page, be removed from the agenda. Commissioner Colbert seconded and the agenda, as amended, was unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved that the minutes, as mailed, be approved; seconded by Commissioner Ubalde. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

None

8. UNFINISHED BUSINESS:

Commissioner Ubalde, Chairperson of the Site and Design Committee, submitted the following report:

From Site & Design Committee: Resolution - Approving sale of Excess Land in the Yerba Buena Plaza West Project Area to the New Liberation United Presbyterian Church

At a Regular Meeting of the Commission on March 11, 1976, the Executive Director was instructed to begin negotiations leading to the sale of approximately 2,544 square feet of the western-most parking area of the Yerba Buena Plaza, West, Project to the New Liberation United Presbyterian Church, owners of land adjacent to the Housing Authority property.

This land is needed by the Church in order to complete construction of a "Child Care Center" which will serve as a resource facility to Housing Authority residents as well as other members of the community.

Subsequent negotiation meetings were held with the Pastor of the New Liberation United Presbyterian Church and others to assure the following conditions of sale required by the Commission and the Department of Housing and Urban Development were fulfilled:

1. That no reduction in off-street parking will occur as a result of a potential land transfer.

   (a) There will be no loss of parking space.

2. That all cost involved for transfer of the land and improvements needed to maintain the same number of parking spaces be borne by the Church organization.

   (a) In the Agreement of Sale to be entered into between the Presbytery of San Francisco, on behalf of the New Liberation United Presbyterian Church and the Housing Authority, the Purchaser is required to post a Surety Bond guaranteeing the completion of necessary work to realign present parking areas. The Church has, in fact, already paid for the cost of preliminary land survey work required for the land transfer.

3. That the Resident Organization approves such plan.

   (a) There being no organized resident body at Yerba Buena Plaza, West, the Executive Director addressed an information bulletin which was distributed to all residents of Plaza West on September 22, 1977, detailing the proposed land transfer and the services offered to residents and the community by the Church. There was no registered opposition to the announced land transfer proposal.

4. That the Housing Authority Commission accepts services rendered by the Church organization to residents as compensation for the land. These services should be very clearly spelled out in the transactions between the Housing Authority and the Church organization.

(a) A list of the services to be provided by the Church to Plaza West residents and other community persons is provided in the Resolution being offered for passage. It is further spelled out in the language used in the "Agreement to Purchase" which will be executed as a result of the passage of the above-mentioned Resolution.

(b) Plaza West residents have been receiving, and are this day, receiving many of the services detailed in the Resolution and Agreement. Such programs are being maintained in the principal Sanctuary Building of the Church.

The San Francisco Presbytery, acting for the New Liberation United Presbyterian Church, has an agreement with the Redevelopment Agency of San Francisco for the building of the Child Care Center. An amendment approved by the Redevelopment Agency on March 28, 1978, requires that land improvement construction begin no later than March 1, 1979.

The Church has already initiated a Building Fund with success and anticipates strong support from among members of the San Francisco Presbytery which includes churches in other Bay Area communities.

Site and Design Committee members visited the site of the proposed new construction on June 29, 1978.

Approval for this land transfer has been given by the San Francisco Area Office of the Department of Housing and Urban Development.

Commissioner Ubalde asked that this request be approved.

Mrs. Ransom, president of the Public Housing Tenants Association, raised a question regarding the sale of this land; she felt it would deprive the tenants of needed parking spaces. Although this had been discussed with the tenants last year, further discussion on the matter ensued.

Commissioner Ubalde moved for adoption of the resolution contained in his report with a second from Commissioner Byrnes. However, Commissioner Colbert moved that this matter be referred back to Site and Design.

There was still further discussion regarding the efforts made in the past, with the result that Commissioner Ubalde withdrew his motion and the matter was referred back to the Site and Design Committee.

9. NEW BUSINESS:

Although Mr. Patrick O'Connor was not present, the Secretary read the following Resolution:

RESOLUTION NO. 2164
* * * * * * * * * *

RESOLUTION COMMENDING PATRICK O'CONNOR
ON THE OCCASION OF HIS RETIREMENT AS A
LABORER FOREMAN OF THE HOUSING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO. 2164
* * * * * * * * * *

RESOLUTION COMMENDING PATRICK O'CONNOR
ON THE OCCASION OF HIS RETIREMENT AS A
LABORER FOREMAN OF THE HOUSING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, Patrick O'Connor on August 11, 1978 will retire as a Foreman of Housing Authority laborers after having served in the Maintenance Department with this Authority for twenty-eight years, one month and nine days; and

WHEREAS, Mr. O'Connor was initially employed on May 20, 1949 as a day laborer at an hourly wage of $1.52½ and now, in the year of his retirement, is charged with the supervision of a crew of up to 20 men working in the largest development of the Authority's project areas; and

WHEREAS, over the past 13 years as a Supervisor, Mr. O'Connor has gained the respect of the residents and the admiration of his fellow workers as "a quiet man who gets things done;" and

WHEREAS, Mr. O'Connor now plans to leave the Authority to, in his words, spend his time "working in the garden, puttering and riding my bike;"

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission extend to Patrick O'Connor its commendation for good work, its appreciation for long and faithful service and its best wishes for a happy retirement.

/s/ Cleo F. Wallace
CLEO F. WALLACE, CHAIRPERSON

/s/ Joan M. Byrnes
JOAN M. BYRNES, VICE CHAIRPERSON

/s/ Amancio Ergina
DR. AMANCIO ERGINA, COMMISSIONER

/s/ James San Fong
JAMES SAN FONG, COMMISSIONER

/s/ Booker T. Anderson
BOOKER T. ANDERSON, COMMISSIONER

/s/ George Patton Colbert
GEORGE PATTON COLBERT, COMMISSIONER

/s/ A. C. Ubalde, Jr.
THE REV. DR. A. C. UBALDE
COMMISSIONER

ATTEST:

/s/ Walter L. Scott, II
WALTER L. SCOTT, II SECRETARY

Chairperson Wallace held up a framed resolution which was to have been presented to Mr. O'Connor. She asked that the Secretary have it delivered to Mr. O'Connor and he said he would do so personally.

Commissioner Ergina moved for acceptance of this resolution; Commissioner Ubalde seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

ABSENT: Booker T. Anderson

The Chairperson declared motion passed unanimously.

The second Resolution was read by the Secretary:

RESOLUTION NO. 2165
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE UTILIZATION OF THE SERVICES OF HENRY FRIEDMAN ON A VOLUNTARY BASIS
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE UTILIZATION OF THE SERVICES OF HENRY FRIEDMAN ON A VOLUNTEER BASIS
* *

WHEREAS, Henry Friedman had been an Auditor and Investigator for the Department of Housing and Urban Development for over fifteen years; and

WHEREAS, during this period Mr. Friedman became a considered expert in the area of internal control; and

WHEREAS, Mr. Friedman has offered to volunteer his services to the San Francisco Housing Authority on an unpaid basis in order to assist in establishing an internal control network and perform other related duties at the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. We accept the services of Henry Friedman on a volunteer basis to assist in the establishment of an internal control network.

II. We express to Mr. Friedman our very deep appreciation of his agreement to lend his considerable knowledge and expertise to the Authority and know that this Authority will benefit a great deal from Mr. Friedman's volunteer efforts.

Commissioner Byrnes made the motion for acceptance with a second from Commissioner Colbert. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

ABSENT: Booker T. Anderson

The Chairperson declared Resolution passed.

The third Resolution was introduced:

RESOLUTION NO. 2166
* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO CARMEL, CALIFORNIA JULY 18-21, 1978, TO ATTEND A TRAINING CONFERENCE AND RETREAT FOR LOCAL HOUSING AUTHORITY COMMISSIONERS
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO CARMEL, CALIFORNIA JULY 18-21, 1978, TO ATTEND A TRAINING CONFERENCE AND RETREAT FOR LOCAL HOUSING AUTHORITY COMMISSIONERS
* *

WHEREAS, The California Department of Housing and Urban Development held a Training Conference and Retreat for local housing authority commissioners in Carmel, California, July 18-21, 1978; and

WHEREAS, the training was geared to all local housing authority commissioners, those recently appointed and those whose service was more lengthy; and

WHEREAS, the session dealt with group dynamics, funding and other resources, legislative mandates, self-assessment tools and governmental procedures; and

WHEREAS, a poll of the Commissioners was conducted on June 29, 1978; and

WHEREAS, it was essential to the low rent operations of this Authority that such Commissioners as the Commission designated did attend.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners as the Commission designated were authorized to travel to Carmel, California, July 18-21, 1978 and attended the above-mentioned Training Conference and Retreat.

II. That travel costs were in accord with the travel policy of this Authority which was adopted on January 27, 1977.

III. That this Ratification was effective immediately.

Commissioner Byrnes moved for adoption; Commissioner Colbert seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

ABSENT: Booker T. Anderson

Chairperson declared Resolution passed.

To preface the next three resolutions, the Secretary submitted the following report:

Back-up Information for Resolution Authorizing Low-Rent Application

In a letter dated June 13, 1978 this Authority requested being allowed to add 84 units of family turnkey from the 1978 low-rent allocation to the previously approved 167 units from the 1977 low-rent allocation. The reason for this request is that the Authority has already prepared a request for proposals for the 167 units and received preliminary approval of it. Adding the 84 units will enable us to receive and evaluate all developer's proposals at the same time.

HUD has tentatively approved this procedure and in their letter of June 22, 1978 stated that we will have to submit three separate applications to accomplish this.

1. Revise the 1977 application to add the 84 units of family turnkey.

2. Sixty-six units of elderly-acquisition without rehab-1978 allocation. To be acquired from the Redevelopment Agency.

3. Fifty-one units of family with substantial rehabilitation-1978 allocation.

The three Resolutions authorizing these three applications are a part of standard HUD requirements. The Resolutions are attached and the Executive Director recommends their approval on a Resolution by Resolution basis.

RESOLUTION NO. 2167
* * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING
SUBMISSION OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM
* *

RESOLUTION NO.
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING
SUBMISSION OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM
* *

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for Low-Rent Housing to meet needs not being adequately met by private enterprise, and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Secretary of Housing and Urban Development is authorized to provide financial assistance to public housing agencies for low-rent housing;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Housing Authority of the City and County of San Francisco hereby determine that within its area of operation there is a need for low-rent housing to meet needs not being adequately met by private enterprise.

II. That the Executive Director shall cause to be prepared and the Chairman shall sign and send to the Secretary of Housing and Urban Development an application for financial assistance for 251 dwelling units of low-rent housing to be provided by new construction.

III. In connection with the development and operation of any program or activity receiving Federal financial assistance under the United States Housing Act of 1937, regardless of when such program or activity or any portion thereof was or is initially covered by any contract, the Housing Authority of the City and County of San Francisco will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241; the Regulations of the Department of Housing and Urban Development issued thereunder, 24 CFR, subtitle A, Part 1; and the requirements of said Department thereunder.

Commissioner Ergina moved for adoption with a second from Commissioner Fong. After some discussion, the roll call vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

ABSENT: Booker T. Anderson

Chairperson declared Resolution passed.

The next resolution was then read:

RESOLUTION NO. 2168
* * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING
SUBMISSION OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM
* *

RESOLUTION NO.
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING
SUBMISSION OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM
* *

WHEREAS, the United States Housing Act of 1937 provides that ther shall be local determination of the need for Low-Rent Housing to meet needs not being adequately met by private enterprise, and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Secretary of Housing and Urban Development is authorized to provide financial assistance to public housing agencies for low-rent housing;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Housing Authority of the City and County of San Francisco hereby determine that within its area of operation there is a need for low-rent housing to meet needs not being adequately met by private enterprise.

II. That the Executive Director shall cause to be prepared and the Chairman shall sign and send to the Secretary of Housing and Urban Development an application for financial assistance for 51 dwelling units of low-rent housing to be provided by acquisition with substantial rehabilitation

III. In connection with the development and operation of any program or activity receiving Federal financial assistance under the United States Housing Act of 1937, regardless of when such program or activity or any portion thereof was or is initially covered by any contract, the Housing Authority of the City and County of San Francisco will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241; the Regulations of the Department of Housing and Urban Development issued thereunder, 24 CFR, subtitle A, Part 1; and the requirements of said Department thereunder

Motion to adopt was made by Commissioner Ergina with second by Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

ABSENT: Booker T. Anderson

Chairperson declared Resolution passed.

The Secretary read the following Resolution:

RESOLUTION NO. 2169
* * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING
SUBMISSION OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM
* *

RESOLUTION NO.
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING
SUBMISSION OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM
* *

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for Low-Rent Housing to meet needs not being adequately met by private enterprise, and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Secretary of Housing and Urban Development is authorized to provide financial assistance to public housing agencies for low-rent housing;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Housing Authority of the City and County of San Francisco hereby determine that within its area of operation there is a need for low-rent housing to meet needs not being adequately met by private enterprise.

II. That the Executive Director shall cause to be prepared and the Chairman shall sign and send to the Secretary of Housing and Urban Development an application for financial assistance for 66 dwelling units of low-rent housing to be provided by acquisition without rehabilitation.

III. In connection with the development and operation of any program or activity receiving Federal financial assistance under the United States Housing Act of 1937, regardless of when such program or activity or any portion thereof was or is initially covered by any contract, the Housing Authority of the City and County of San Francisco will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241; the Regulations of the Department of Housing and Urban Development issued thereunder, 24 CFR, subtitle A, Part 1; and the requirements of said Department thereunder.

Commissioner Ergina moved for acceptance; Commissioner Colbert seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

ABSENT: Booker T. Anderson

Chairperson declared Resolution passed.

The following Resolution was then introduced with this report:

As part of all low-rent housing applications, HUD requires the completion of FHA Form No. 3166. Included in this form is a requirement that members of the Commission of the Housing Authority of the City and County of San Francisco authorize the Chairperson to make certain statements regarding the Authority's intentions concerning project selection criteria, such as:

Criterion 2. Minority Housing Opportunities
Criterion 3. Improved Location for Low(er) Income Families
Criterion 4. Relationship to Orderly Growth and Development
Criterion 5. Relationship of Proposed Project to Physical Environment

Please note that the form does not include a Criterion 1.

The criteria contained in this form are always included, along with many others, in the Housing Authority's evaluation of any potential project, so that this form constitutes a formal statement regarding the Authority's intentions.

RESOLUTION NO. 2170
* * * * * * * * * *

RESOLUTION AUTHORIZING THE CHAIRPERSON
OF THE COMMISSION TO MAKE STATEMENTS REGARDING
LOW-RENT PUBLIC HOUSING SELECITON CRITERIA
* *

RESOLUTION NO. 2170
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE CHAIRPERSON
OF THE COMMISSION TO MAKE STATEMENTS REGARDING
LOW-RENT PUBLIC HOUSING SELECTION CRITERIA
* *

WHEREAS, the Housing Authority of the City and County of San Francisco is applying to the Secretary of Housing and Urban Development for financial assistance for low-rent public housing within its area of operation, and

WHEREAS, as part of said application FHA Form No. 3166 requires that the members of the Commission of said Housing Authority authorize their Chairperson to make certain statements regarding selection criteria for such projects, and

WHEREAS, said selection criteria are the following:

Criterion 2. Minority Housing Opportunities
Criterion 3. Improved Location for
Criterion 4. Relationships to Orderly Growth and Development
Criterion 5. Relationships of Proposed Project to Physical Environment, and

WHEREAS, said criteria are in conformance with proccedures and policies previously established by the Authority concerning project selection;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

I. The Commission hereby authorize its Chairperson to make said statements regarding selection criteria for low-rent public housing projects on behalf of said Housing Authority.

II. This Resolution shall take effect immediately.

Commissioner Byrnes moved for adoption; Commissioner Colbert seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

ABSENT: Booker T. Anderson

Chairperson declared Resolution passed.

The Secretary then stated the Commissioners had before them Resolutions relating to the recent public disclosures of several audits conducted of this Agency.

A general statement was made, then, by the Chairperson that over the period of the next month and a half, there will be several resignations and/or terminations, suspensions and demotions involving approximately 14 people employed by this Authority. The heavy impact of these disciplinary actions will fall on the Finance and Data Processing Divisions. There is no one in this group of persons who will be disciplined, with a salary amounting to less than $20,202 yearly.

Assistant Chairperson Byrnes was asked to read all of the following resolutions:

RESOLUTION NO. 2171
* * * * * * * * * * *

RESOLUTION SETTING FORTH A DECLARATION
OF CONCERNS REGARDING HUD AUDIT AND INTENT
TO PASS CERTAIN RESOLUTIONS
* *

RESOLUTION NO. 2171
* * * * * * * * * * *

WHEREAS, the San Francisco Housing Authority has recently been audited by the Department of Housing and Urban Development for the period ending September 30, 1974; and

WHEREAS, the findings of the HUD audit has resulted in widespread public concern over the ability of the San Francisco Housing Authority to properly manage its fiscal programatic responsibilities; and

WHEREAS, as this Commission is sensitive to these audits and disturbed by the same and its adverse impact upon the constituency which it is pledged to protect; and

WHEREAS, it is imperative that this Commission exercise courageous, strong and immediate remedial action to restore public confidence in this Authority's ability to implement and conduct the business of public housing;

BE IT RESOLVED, toward this end the Commission is effectuating the following Resolutions:

Commissioner Ubalde moved for approval with a second from Commissioner Ergina. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
James San Fong

NAYS: None

ABSENT: Booker T. Anderson

Chairperson announced Resolution passed.

RESOLUTION NO. 2172
* * * * * * * * * * *

RESOLUTION OPPOSING THE MERGER OF THE
HOUSING AUTHORITY AND REDEVELOPMENT AGENCY
* *

RESOLUTION NO. 2172
* * * * * * * * * * *

RESOLUTION OPPOSING THE MERGER OF THE
HOUSING AUTHORITY AND REDEVELOPMENT AGENCY
* *

WHEREAS, the San Francisco Redevelopment Agency and the San Francisco Housing Authority perform substantially different program functions and have substantially different program constituents; and

WHEREAS, the San Francisco Redevelopment Agency and the San Francisco Housing Authority have different sources of funding and financing; and

WHEREAS, the Commission of the San Francisco Housing Authority regards the Housing Authority as the only public entity with specific statutory authority to provide shelter for the poor; and

WHEREAS, the Commission feels that the goals and objectives of the Housing Authority can best be achieved by maintaining its separateness; now therefore,

BE IT RESOLVED, that the Commissioners of the San Francisco Housing Authority are unequivocally opposed to the merger of the Housing Authority and the Redevelopment Agency.

Commissioner Anderson entered the meeting at 10:37 A.M., just after Commissioner Byrnes had begun reading this resolution.

Commissioner Ubalde moved for approval; Commissioner Colbert seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared Resolution passed.

RESOLUTION NO. 2173
* * * * * * * * * *

RESOLUTION AUTHORIZING THE DIRECTOR TO PREPARE A REQUEST FOR PROPOSAL TO ENGAGE A CERTIFIED PUBLIC ACCOUNTING FIRM FOR THE DEVELOPMENT OF FISCAL ACCOUNTING AND MANAGEMENT POLICIES FOR THE SAN FRANCISCO HOUSING AUTHORITY
* *

RESOLUTION NO. 2173
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE DIRECTOR TO
PREPARE A REQUEST FOR PROPOSAL TO ENGAGE
A CERTIFIED PUBLIC ACCOUNTING FIRM FOR
THE DEVELOPMENT OF FISCAL ACCOUNTING
AND MANAGEMENT POLICIES FOR THE
SAN FRANCISCO HOUSING AUTHORITY
* *

RESOLVED THAT, the Executive Director is hereby authorized and directed to prepare within ten (10) days, in consultation with the HUD Area Office, a "Request for Proposal", (RFP), for this Authority to engage a reputable Certified Public Accounting firm for a specific period of time; and,

BE IT FURTHER RESOLVED, that said firm shall perform the following scope of services:

1. Establish a set of internal controls to safeguard the assets of the Authority;

2. Establish a system of accounts consistent with HUD requirements and accepted accounting principals;

3. Assess and evaluate present fiscal, finance and accounting staff and make recommendations for new staff of this department, provide job descriptions and procedural and accounting manual for the accounting and fiscal function;

4. Develop a training program and subsequently train each staff member in the proper accounting functions of their position;

5. Assist the Authority in the selection of competent fiscal and accounting staff;

6. Assist the Authority in its search for a permanent Chief Fiscal Officer (Controller) with the requisite credentials for the position;

7. Monitor the implementation of the above-described programs for a necessary period of time; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to advertise for requests for proposals as set forth in this resolution; and

BE IT FURTHER RESOLVED, that the Commission is authorized to select, upon submission for "Request for Proposal", Certified Public Accounting firm to carry out the above-mentioned tasks; and

BE IT FURTHER RESOLVED, that Agency Counsel is hereby authorized and directed to prepare all necessary contractual agreements.

Commissioner Ergina moved for adoption; Commissioners Ubalde and Anderson seconded simultaneously. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson announced Resolution passed.

RESOLUTION NO. 2174
* * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING
THE EXECUTIVE DIRECTOR TO RETAIN
A PERMANENT CHIEF FISCAL OFFICER
* * * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 2174
* * * * * * * * * * *

AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR
TO RETAIN A PERMANENT CHIEF FISCAL OFFICER
* *

RESOLVED: that the Executive Director is authorized and directed to conduct a search to retain, within three (3) months, a permanent Chief Fiscal Officer (Controller) with the requisite credentials for the position. Said Chief Fiscal Officer shall work with the designated accounting firm in the implementation of the tasks as set forth in said firm's contract with the Authority; and be it

FURTHER RESOLVED: that said Chief Fiscal Officer shall report and make recommendations to the Personnel Committee of the Authority.

Motion to accept was made by Commissioner Anderson with second by Commissioner Fong. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson announced Resolution passed.

RESOLUTION NO. 2175
* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PREPARE A REQUEST FOR PROPOSAL TO ENGAGE A MANAGEMENT FIRM OR CONSULTANT TO PROVIDE ADMINISTRATIVE MANAGEMENT CONTROLS FOR THE SAN FRANCISCO HOUSING AUTHORITY

* *

RESOLUTION NO. 2175
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PREPARE A REQUEST FOR PROPOSAL TO ENGAGE A MANAGEMENT FIRM OR CONSULTANT TO PROVIDE ADMINISTRATIVE MANAGEMENT CONTROLS FOR THE SAN FRANCISCO HOUSING AUTHORITY
* *

RESOLVED: that the Executive Director of the San Francisco Housing Authority is hereby authorized and directed to prepare a request for proposal for this Authority within 10 days to engage a professional reputable management consultant and/or firm with demonstrable experience in the area of public administration and management; and be it

FURTHER RESOLVED: that said consultant or firm shall, within a specified period of time shall perform the following scope of service:

1. Establish a personnel and salary classification for all Housing Authority Personnel.

2. Review the adequacy of the evaluation and performance policy and procedures and establish revisions of such where necessary or inadequate.

3. Develop and establish personnel training programs for all staff.

4. Review and evaluate the competency of all current personnel and make staffing adjustments as necessary.

5. Develop and establish an administrative procedural manual for each department.

6. Execute such administrative policies, procedures, and assignments as are necessary to fulfill the task enumerated above; and be it

FURTHER RESOLVED: that the Executive Director is authorized and directed to advertise for requests for proposals as set forth in this resolution; and be it

FURTHER RESOLVED: that the Commission, upon the submission for requests for proposal is authorized to designate a consultant or firm to carry out the above-mentioned tasks; and be it

FURTHER RESOLVED: that Agency Counsel is hereby authorized and directed to prepare all necessary contractual agreements.

Commissioner Anderson moved to adopt; Commissioner Ubalde seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: none

Chairperson declared Resolution adopted.

RESOLUTION NO. 2176
* * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO ENGAGE A CONSULTANT TO CONDUCT A MANAGEMENT AND FISCAL REVIEW OF THE TARGET PROJECTS PROGRAM (TPP)
* *

RESOLUTION NO. 2176
* * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO ENGAGE A CONSULTANT TO CONDUCT A MANAGEMENT AND FISCAL REVIEW OF THE TARGET PROJECTS PROGRAM (TPP)
* *

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the Executive Director is hereby authorized and directed to prepare "Requests for Proposals" for the retention of a competent consultant to conduct a thorough management and fiscal review and analysis of the Target Projects Program (TPP); and be it

FURTHER RESOLVED: That said consultant shall perform the following scope of services:

1. Review and make recommendations regarding the adequacy of fiscal operations, policies and procedures.

2. Review and make recommendations regarding the deployment and supervision of personnel assigned to the TPP.

3. Review and make recommendations regarding the adequacy of the rehabilitation operations of the TPP which shall include:

   a. Review and analysis of contract preparation, procedures and award.

   b. Review and analysis of contract management and monitoring.

   c. Review and analysis of staffing functions and competency of existing personnel;

and be it

FURTHER RESOLVED: That said RFPs shall be reviewed and approved by the Area Office of HUD prior to their distribution; and be it

FURTHER RESOLVED: That the Commission is hereby authorized and directed to select, from proposals submitted, a competent consultant to perform the services as set forth herein; and be it

FURTHER RESOLVED: That Agency counsel is hereby authorized and directed to prepare all necessary contractual agreements.

Commissioner Ergina moved to adopt with simultaneous seconds from Commissioners Anderson and Fong. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared Resolution adopted.

RESOLUTION NO. 2177
* * * * * * * * * * *

RESOLUTION FREEZING SALARY INCREASES, PRORATIONS, AUTOMOBILE ALLOWANCES, AND REQUIRING EVALUATIONS OF ALL PERSONNEL
* *

RESOLUTION NO. 2177
* * * * * * * * * * *

RESOLUTION FREEZING SALARY INCREASES, PRORATIONS, AUTOMOBILE ALLOWANCES, AND REQUIRING EVALUATIONS OF ALL PERSONNEL
* *

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That effective July 31, 1978, a freeze is hereby declared on all salary increases and promotions of Housing Authority staff.

FURTHER RESOLVED: That effective July 31, 1978, a freeze is hereby declared on all automobile allowances; and be it

FURTHER RESOLVED: That the Executive Director shall instruct all department heads to conduct a performance evaluation of all staff under their supervision.

Commissioner Ubalde moved for adoption; Commissioner Anderson seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared Resolution adopted.

RESOLUTION NO. 2178
* * * * * * * * * *

RESOLUTION REQUIRING ENFORCEMENT
OF WORK PERFORMANCE RESPONSIBILITY
* * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 2178
* * * * * * * * * * *

RESOLUTION REQUIRING ENFORCEMENT

OF WORK PERFORMANCE RESPONSIBILITY
* * * * * * * * * * * * * * * * * * *

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

That the Executive Director is hereby directed to take strong disciplinary action in regard to any Housing Authority employee not performing up to the requirements of the position he or she is filling.

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Adjourned Regular Meeting Held:
Thursday, August 17, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Adjourned Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M. Thursday, August 17, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:06 A.M.

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Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
Lois L. Johnson, Counsel

Chairperson declared a quorum present.

2. VISITORS:

The following visitors were acknowledged and welcomed:

Mrs. Maurice Alexandre, who was introduced as the new representative of the San Francisco League of Women Voters
Fay F. Jue, Ping Yuen
Chang Fat Lee
Agnes L. Lee, Chinatown Neighborhood Improvement Resource Center
George Lee, Ping Yuen
Mrs. L. M. Ransom, PHTA
Jane Grieco, San Francisco Neighborhood Legal Asst., Chinatown
D. Waugh, Examiner
Gertrude Williams, PHTA
Christine Neal, PHTA
Hin Lowe

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved for approval of the agenda with a second from Commissioner Byrnes. Commissioner Ubalde then asked that an additional resolution authorizing recruitment for a Chief Fiscal Officer be added to the agenda just after the second resolution on the second page of the agenda. There was unanimous approval.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved for approval of the minutes as mailed. Commissioner Ergina seconded. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

Only routine matters, no report indicated.

Before the next item on the agenda was brought up, Chairperson stated she had received a copy of a letter from the Painter's Union which was addressed to the Board of Supervisors and asked that it be made part of the record:

"July 25, 1978

"Dear Supervisor:

"One of the most recent unfair attacks upon a large section of the citizens of San Francisco is taking place under the phoney Harvey Rose report on the San Francisco Housing. It is my opinion that the Rose report is really directed against the residents of San Francisco Public Housing and those Union workers employed.

"The approach to delinquent tenants is out of the dark ages. Both economically and socially it is more productive to work out payments etc. Evictions are more costly human wise as well as dollar wise.

"Naturally, in todays political climate the craft employees are good game. Perhaps this is really being caused by the fact that more and more of the craftsmen are minorities. Good paying jobs become second class jobs as minority workers are employed.

"Harvey Rose report lies --- I will speak about the Painters only ---

"The wages $10.77 per hour excluding fringes. (not $11.80 as per Rose report.)
The wages have been frozen since 1976 - for all crafts.

"The City Painters $11.52 per hour excluding fringes.
The City fringes are higher than the Housing Authority.

"I ask you to study the facts both money wise and human wise.
Don't be caught up in a witch hunt.

"The San Francisco Housing Authority has served our city well. The functions of the Housing Authority and the Redevelopment is as different as night and day. No great earth shaking accomplishment will be achieved by a merger.

"Sincerely,

Morris R. Everson
Recording Secretary"

8. UNFINISHED BUSINESS:

From Site & Design Committee: Resolution - Approving sale of excess land in the Yerba Buena Plaza West Project Area to the New Liberation United Presbyterian Church.

Commissioner Ubalde stated the Site and Design Committee met at 1 P.M. on Monday, August 14th, to re-consider this resolution. It had been reported on at the previous meeting of July 27, 1978. He stated

there would be no loss of parking space to the tenants. The Committee wished to confirm the previously enumerated conditions of the transfer, and Commissioner Ubalde then put his recommendation for approval into the form of a motion.

Mrs. Ransom, President of PHTA, then stated that the tenants had not approved this transaction; the tenants did not want to lose these parking spaces to this new church. There were diagrams posted on the wall of the existing parking lot and the proposed parking lot, with all parking spaces well demarcated. Mr. Ussery, Director of Program Development pointed out that in the existing lot there were 45 parking spaces and in the projected plans there were also 45 parking spaces. However, Mrs. Ransom stated they did not wish to lose those particular spaces in the new arrangement and stated the tenants did not approve of this plan. On this basis, it was recommended the resolution go back to the Site and Design Committee and Commissioner Ubalde accepted this recommendation from the Commission. He asked that Mrs. Ransom provide the Committee with the tenants' specific objections. It was agreed that all aspects of this land transfer, and services to be provided the tenants by the church, would be clarified. It was also recommended that the Rev. Hannibal Williams be invited to attend this meeting.

9. NEW BUSINESS:

The Secretary introduced the first resolution:

RESOLUTION NO. 2179
* * * * * * * * * * *

RESOLUTION RATIFYING APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FUNDING UNDER THE PUBLIC HOUSING URBAN INITIATIVES PROGRAM FOR THE TARGETED REHABILITATION AND MANAGEMENT ASSISTANCE COMPONENT
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION RATIFYING APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FUNDING UNDER THE PUBLIC HOUSING URBAN INITIATIVES PROGRAM FOR THE TARGETED REHABILITATION AND MANAGEMENT ASSISTANCE COMPONENT
* *

WHEREAS, on July 10, 1978 Secretary Patricia Roberts Harris of the Department of Housing and Urban Development announced that the Department was committed to a $ 209,000,000 Urban Initiatives Program to upgrade the living conditions and management of large urban housing projects; and

WHEREAS, Secretary Harris further announced that within the total allocation of funds for the Urban Initiatives Program, that $ 159,000,000 would be for the initiative of a "Targeted Rehabilitation Program" designed to upgrade those projects which fall far below acceptable conditions. Funding for this purpose could involve major structural changes, overall upgrading of the buildings and grounds and improvements to project security; and

WHEREAS, the San Francisco Housing Authority is in need of such assistance to complete the comprehensive rehabilitation planned for the Hunters Point developments and the Alice Griffith Garden Homes; and

WHEREAS, the Department of Housing and Urban Development has established a deadline of August 11, 1978 for submission of applications to the Washington, D. C. office of the Department of Housing and Urban Development.

WHEREAS, the Commission was polled on August 7, 1978 and August 8, 1978;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Board of Commissioners of the Housing Authority of the City and County of San Francisco has reviewed and hereby ratifies its approval of the application for funding under the Targeted Rehabilitation and Management Assistance Component of the Urban Initiatives Program for the Hunters Point developments and for the Alice Griffith Garden Homes; and

2. If selected for participation, the San Francisco Housing Authority will comply with all applicable HUD requirements, including requirements reflected in HUD Notice - H-78-20 dated 7/12/78 on the subject of Public Housing Urban Initiatives Program (PHUIP) - Targeted Rehabilitation and Management Assistance Component. Also the San Francisco Housing Authority will comply with any reasonable future program requirements pertaining to non-discrimination; and

3. The Board of Commissioners of the San Francisco Housing Authority understands that HUD's obligation of Fiscal Years 1978 and 1979 modernization funds and operating subsidy funds under this program shall be treated as a tentative funding committment for activities under this program, and that, as the result of final Modernization processing and management assistance planning, HUD may adjust the level of funding for activities; and

4. The San Francisco Housing Authority shall monitor and evaluate the program, and shall submit such monitoring and evaluation reports as HUD may prescribe.

5. This Resolution takes effect immediately.

The Secretary stated that a telephone poll of the Commissioners of this Authority was taken on August 7th and 8th, 1978, to approve this application for funding as the application had to be in to HUD by August 11th. This has also been reviewed and approved by the Area Office of HUD and the Mayor's Office of Community Development. The Mayor's letter, which is part of the application, expressed his support for the concepts addressed and the need for this funding. Now the Commissioners were being asked to ratify this application.

Commissioner Ubalde, with a second from Commissioner Ergina, moved for acceptance of this resolution. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The second resolution was presented:

RESOLUTION NO. 2180
* * * * * * * * * * *

RESCINDING RESOLUTION NO. 2165 AUTHORIZING THE UTILIZATION OF THE SERVICES OF HENRY FRIEDMAN ON A VOLUNTEER BASIS
* *

RESOLUTION NO. _____

* * * * * * * * * * * * *

RESCINDING RESOLUTION NO. 2165 AUTHORIZING THE UTILIZATION OF THE SERVICES OF HENRY FRIEDMAN ON A VOLUNTEER BASIS

* *

WHEREAS, it is the consensus of the Commission that the utilization of the services of Mr. Henry Friedman, on a voluntary basis, are not needed at this time; and

WHEREAS, the Commission thanks Mr. Friedman for volunteering his services.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Resolution No. 2165 heretofore passed by the Commission on July 27, 1978 is hereby rescinded.

Commissioner Ubalde moved for approval. Commissioner Byrnes seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The Secretary brought forth the third Resolution:

RESOLUTION NO. 2181
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ARCHITECTURAL CONSULTANT FOR 1978 COMMUNITY DEVELOPMENT PROGRAM
* *

RESOLUTION NO.
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ARCHITECTURAL CONSULTANT FOR 1978 COMMUNITY DEVELOPMENT PROGRAM
* *

WHEREAS, the Mayor's Office of Community Development has approved this Authority's 1978 Program for Community Development Block Grant Funds; and

WHEREAS, contained within the 1978 Community Development Program are funds to provide increased security at windows in Ping Yuen, Ping Yuen Annex and Yerba Buena Plaza and Annex, and improvements to fences and gates at Ping Yuen; and

WHEREAS, this Authority has determined that Architectural Services are necessary to ensure the successful implementation of the above described work involved in the Community Development Program; and

WHEREAS, the Authority has further determined that the Architectural Services be provided by the architectural firm named below; and

WHEREAS, the Authority has studied, evaluated and prepared a contract to provide said designated services:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the architectural firm of Robert Wong be awarded the contract for Architectural Services.

II. That the Executive Director be and the same hereby is authorized to execute the contract with the aforesaid engineering firm.

III. That this Resolution shall become effective immediately.

This report was then read by the Secretary:

Architectural Consultant for 1978 C.D. Program

Staff has interviewed and received proposals from three architectural firms for this work.

1. Gerson/Overstreet
2. Robert H. Hersey
3. Robert B. Wong

After thorough evaluation, staff believes that Robert B. Wong, Architect is very qualified to perform the services involved, and we recommend that the Executive Director be authorized to enter into a contract with this firm.

Secretary stated staff recommended approval of this resolution.

Commissioner Ergina made the motion to adopt, seconded by Commissioner Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The fourth Resolution followed:

RESOLUTION NO. 2182
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR ELEVATOR CONSULTANT
1978 COMMUNITY DEVELOPMENT PROGRAM
* *

RESOLUTION NO._____
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ELEVATOR CONSULTANT
1978 COMMUNITY DEVELOPMENT PROGRAM
* *

WHEREAS, the Mayor's Office of Community Development has approved this Authority's 1978 Program for Community Development Block Grant Funds; and

WHEREAS, contained within the 1978 Community Development Program are funds to bring the elevators in Authority-owned projects into compliance with State Division of Industrial Safety requirements regarding fire emergency provisions, and

WHEREAS, this Authority has determined that Elevator Consulting Services are necessary to ensure the successful implementation of the elevator fire emergency work involved in the Community Development Program; and

WHEREAS, the Authority has further determined that the Elevator Consulting Services be provided by the engineering firm named below; and

WHEREAS, the Authority has studied, evaluated and prepared a contract to provide said designated services:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the elevator consultant Hesselberg, Keesee & Associates be awarded the contract for consulting services.

II. That the Executive Director be and the same hereby is authorized to execute the contract with the aforesaid engineering firm.

III. That this Resolution shall become effective immediately.

The Secretary read a report relative to this resolution:

Elevator Consultant for 1978 C.D. Program

For some time Housing Authority staff has been aware that all of our elevators are required to have certain systems installed in order to comply with fire emergency provisions contained in new Elevator Safety Orders, as directed by the California Division of Industrial Safety. Since elevators are of a very complex and technical nature, staff has concluded that we are well advised to hire a consultant to survey existing elevator conditions, prepare contract documents and oversee the installation of the required systems. Only a consultant familiar with elevators has the expertise to determine that we pay a fair price for the work involved. In addition, staff believes that an elevator consultant should prepare a model maintenance agreement to help ensure that annual maintenance costs are kept to a minimum, and assist the Authority in negotiating new maintenance contracts with the several elevator companies whose equipment is installed in our projects.

Staff has discussed our requirements with the only two elevator consultants in Northern California and believe that the firm of Hesselberg, Keesee and Associates is the most qualified to perform these much needed services. Therefore staff recommends that the Executive Director be authorized to enter into a contract with this firm in order that this state-mandated work proceed as expeditiously as possible.

After some discussion, Commissioner Ubalde moved for adoption with a second by Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

In introducing the fifth Resolution, the Secretary read the following report:

Air Conditioning Installation - 1815 Egbert Street

In anticipation of receiving Modernization funding from HUD, Staff advertised for bids for installing an air conditioning system in the planned new Meeting Room at Egbert Street.

The Bid Conditions contained a two-month "bid holding" period, commencing in February of this year. HUD's notification of funding availability was received during this period and an application sent. Formal approval is anticipated in August.

The low bidder was not willing to extend his bid price beyond the two-month bid period, thus necessitating rejection of the bids and rebidding the work.

RESOLUTION NO. 2183
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RESOLUTION REJECTING BIDS FOR AIR CONDITIONING INSTALLATION
CENTRAL OPERATIONS FACILITY-1815 EGBERT STREET
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION REJECTING BIDS FOR AIR CONDITIONING INSTALLATION
CENTRAL OPERATIONS FACILITY-1815 EGBERT STREET
* *

WHEREAS, on January 25, 26 and 27, 1978, the Authority advertised for bids for air conditioning installation at the Central Operations Facility at 1815 Egbert Street; and

WHEREAS, on February 14, 1978, the following bids were received for the air conditioning work, publicly opened in accordance with said advertisement, and read aloud:

1.	Colan Heating & Sheet Metal	$ 13,980.00
2.	Delucchi Sheet Metal Works	$ 15,125.00
3.	Van-Mulder Sheet Metal	$ 17,800.00
4.	Eli Trujillo, Inc.	$ 18,870.00
5.	N. V. Heathorn, Inc.	$ 25,920.00

WHEREAS, during the bid review period, the Authority received information from HUD that Modernization funds were available for improvements to certain Authority-owned developments as well as the Central Operations Facility, and

WHEREAS, the Authority then applied for said funding and has received partial approval to proceed with limited work items excluding the air conditioning work, and

WHEREAS, the low bidder is unwilling to maintain his bid price, now officially expired, pending HUD approval of the Phase VIII Modernization Program, and

WHEREAS, the Authority anticipates full approval of the program during the month of August, 1978.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned bids received for the work are hereby rejected.

II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.

III. That the Executive Director is instructed to proceed immediately with readvertising of bids for the work as a portion of the Phase VIII Modernization Program.

Commissioners Ubalde and Byrnes moved and seconded, respectively, for adoption of this resolution. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The Secretary read a report covering the sixth and seventh resolutions:

Exterior Painting and Window Installation - CAL 1-2 Potrero Terrace

The attached two resolutions concern awarding separate contracts for exterior painting and new aluminum windows.

The work is planned for twenty out of thirty-eight buildings in the development. Additional Community Development funds have been applied for to complete the remaining eighteen buildings.

Staff recommends passage. (On a resolution by resolution basis).

RESOLUTION NO. 2184
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
CAL 1-2 POTRERO TERRACE, WINDOW INSTALLATION
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
CAL 1-2 POTRERO TERRACE, WINDOW INSTALLATION
* *

WHEREAS, on September 23, 26 and 27, 1977, the Authority advertised for bids for Exterior Painting and Window Installation; and

WHEREAS, on October 11, 1977 a single bid was received; and

WHEREAS, upon review of said bid, the Commission of the San Francisco Housing Authority rejected same by Resolution No. 2118 and instructed staff to readvertise for bids; and

WHEREAS, on June 30 and July 5, 1978, the Housing Authority of the City and County of San Francisco readvertised for bids separately for exterior painting, balcony coating and window installation; and

WHEREAS, on July 20, 1978, the following bids were received for the Window Installation, publicly opened in accordance with said advertisement, and read aloud:

1.	Bonelli Enterprises	$ 185,875.00
2.	Kingshill/Sutter, JV	$ 242,825.00
3.	Charles R. Simpson	$ 252,442.00

WHEREAS, after review of the bids, it has been determined the low bid received is within the estimated budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the window installation work be awarded to Bonelli Enterprises in the amount of $185,875.00.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Motion to adopt was made by Commissioner Ubalde with second from Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

RESOLUTION NO. 2185
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RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
CAL 1-2 POTRERO TERRACE, EXTERIOR PAINTING
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
CAL 1-2, POTRERO TERRACE, EXTERIOR PAINTING
* *

WHEREAS, on September 23, 26 and 27, 1977, the Authority advertised for bids for Exterior Painting and Window Installation; and

WHEREAS, on October 11, 1977 a single bid was received; and

WHEREAS, upon review of said bid, the Commission of the San Francisco Housing Authority rejected same by Resolution No. 2118 and instructed staff to readvertise for bids; and

WHEREAS, on June 30 and July 5, 1978, the Housing Authority of the City and County of San Francisco readvertised for bids separately for exterior painting, balcony coating and window installation; and

WHEREAS, on July 20, 1978, the following bids were received for Exterior Painting, publicly opened in accordance with said advertisement, and read aloud:

1.	W. G. Thompson Company	$ 92,980.00
2.	Charles R. Simpson	$ 110,470.00

WHEREAS, after review of the bids, it has been determined the low bid received is within the estimated budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for exterior painting be awarded to W. G. Thompson Company in the amount of $92,980.00.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Commissioner Ubalde moved for adoption; Commissioner Colbert seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The eighth resolution was presented:

RESOLUTION NO. 2186
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR CAL 1-2
POTRERO TERRACE, ELASTOMERIC COATING (BALCONY WATERPROOFING)
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR CAL 1-2
POTRERO TERRACE, ELASTOMERIC COATING (BALCONY WATERPROOFING)

WHEREAS, on September 23, 26 and 27, 1977, the Authority advertised for bids for Exterior Painting and Window Installation; and

WHEREAS, on October 11, 1977, a single bid was received; and

WHEREAS, upon review of said bid, the Commission of the San Francisco Housing Authority rejected same by Resolution No. 2118 and instructed staff to readvertise for bids; and

WHEREAS, on June 30 and July 5, 1978, the Housing Authority of the City and County of San Francisco readvertised for bids separately for exterior painting, balcony coating and window installation; and

WHEREAS, on July 20, 1978, the following bids were received for the Elastomeric Coating (Balcony waterproofing), publicly opened in accordance with said advertisement, and read aloud:

1.	Coastal Coating Co., Inc.	$ 37,531.00
2.	Charles R. Simpson	$ 43,376.00

WHEREAS, after review of the bids, it has been determined the low bid received is within the estimated budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the Elastomeric Coating (Balcony waterproofing) work be awarded to Coastal Coating Company in the amount of $37,531.00.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

The Secretary read the following report:

History of Potrero Terrace Balcony Waterproofing

To remedy the leaks in garden apartments at Potrero Terrace caused by water penetration through the concrete balconies at the project, the Authority's Maintenance Department has attempted to find an effective method to seal these balconies.

The search to solve this problem began over four years ago. Using monies from the Maintenance Department's Budget, when a leak was reported, the balconies were inspected and cracks were patched when found. However, as new cracks are constantly developing, this solution was not the answer.

The Maintenance Department then began a search for a waterproofing compound that would both stop existing leaks and leaks which might result from future cracks. After an extensive search, the Authority's paint foreman concluded that the best solution would be to apply an elastomeric coating over each balcony. This material is applied in three coats and results in a poly-vinyl chloride membrane that prevents moisture penetration and will hold up to foot traffic and outdoor furniture. This material has been successfully used to waterproof multi-level parking lots.

To test this product's effectiveness on the Potrero Terrace balconies, the balcony of one building at 1720-1740 26th Street was partially coated. The Maintenance Department was very satisfied with the results.

Application of this material to the remaining buildings at Potrero, however, was not possible until funds from the 1977 Block Grant Community Development Program were made available. Now twenty-one buildings can be waterproofed.

Staff recommended award of contract to the Coastal Coating Co., Inc.

Commissioner Ubalde moved for approval, Commissioner Anderson seconded.

There was some discussion regarding the number of balconies to be waterproofed and the efficacy of this work. It was clarified that the material had been carefully researched for performance and dependability; also, the extent of our budget now for all this work at Potrero Terrace covered only twenty-one buildings. Other buildings would be thus repaired as more funds became available. The Secretary then stated the remaining buildings would be done under 1979 CD funds. The Chairperson still had some reservations in this regard; however she did call the vote, which was:

AYES: Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: Cleo F. Wallace

Chairperson declared resolution passed.

As a preamble to the ninth resolution, the Secretary read the following report:

Amendment to Annual Contributions Contract for Conventional Public Housing

On May 25, 1978, the Commission approved this agency's application for Phase VIII Modernization funds in the amount of $1,108,000 for rehabilitation work at Potrero Annex, Yerba Buena Annex and 1815 Egbert Street. This application has been approved by HUD.

HUD has prepared the amendment to our Annual Contributions Contract for conventional public housing to include these modernization funds. The Commission has to take action to implement the amendment.

This resolution authorizes the Chairperson and the Secretary to process the implementation of this amendment to the Annual Contributions Contract. Staff recommends passage of the resolution.

RESOLUTION NO. 2187
* * * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO. 40 TO CONVENTIONAL PUBLIC HOUSING ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 AND AUTHORIZING ITS EXECUTION
* *

RESOLUTION NO.
* * * * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO. 40 TO CONVENTIONAL PUBLIC HOUSING ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 AND AUTHORIZING ITS EXECUTION
* *

WHEREAS, the Housing Authority of the City and County of San Francisco (hereinafter called the "PHA") entered into a Conventional Public Housing Annual Contributions Contract on August 27, 1964 with the United States of America (hereinafter called the "Government")and

WHEREAS, it is deemed advisable by the PHA and the Government to amend the conventional Annual Contributions Contract in the particulars indicated in such amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the amendment to the Annual Contributions Contract is hereby approved and accepted; and

II. That the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the amendment on behalf of the PHA; and

III. That the Secretary is hereby authorized to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

IV. That this Resolution shall take effect immediately.

Commissioner Anderson moved for adoption; Commissioner Ergina seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The tenth resolution followed this report:

Initial Consulting Firm Contract

With your concurrence, this agency, on July 25, 1978, sent Requests for Proposal to various fiscal management firms in San Francisco. This RFP called for submission of programs designed to review current fiscal procedures and develop enhanced mechanisms for internal control. Staff would be properly trained in accounting procedures and the consulting firm would assist the transition of the Authority from a cash to an accrual basis.

On July 25, 1978, we also received a letter from Mayor Moscone stating that we take immediate steps to engage a professionally competent and reputable contractor to "establish a set of internal controls to safeguard the assets of the Authority". The Mayor also requested that the contractor establish a system of accounts and provide recommendations for total fiscal organization. To this end, the Commission passed a resolution requesting the hiring of such a firm on July 27, 1978.

The HUD Area Office commented on our initial RFP in its letter of July 31, 1978. HUD felt that we should utilize the consultant we had advertised for on the 25th as an interim measure to design immediate fiscal controls. An overall fiscal management consultant as called for in the Mayor's letter and Commission resolution should be advertised for separately to provide the long term measures needed including systems development, new procedures and staff training.

To that end, staff met twice with representatives of the HUD Area Office and the Mayor's Office of Community Development on Friday, August 4, 1978, and on Wednesday, August 9, 1978. It was agreed that the SFHA should seek to contract immediately with a reputable firm to establish initial internal control and that the three entities would continue to work toward the preparation of the all-encompassing RFP.

We have received five responses to the July 25th RFP. They are from:

Arthur Andersen & Co.
Arthur Young & Company
Deloitte Haskins & Sells
Alexander Grant & Company
Peat, Marwick, Mitchell & Co.

Staff has thoroughly analyzed these responses and the Commissioners have reviewed the proposals along with staff analysis. (All proposals were sent to you for your information on August 10, 1978.)

Arthur Andersen & Co. and Peat, Marwick, Mitchell & Co. each outlined a Phase I in their proposals. The Phase I component would address the items agreed to by staff, the Mayor's office and HUD that could be handled in an initial consulting contract.

Staff feels that Arthur Andersen & Co. have offered the most succinct approach to initially addressing this agency's immediate fiscal shortcomings. Attached please find a resolution authorizing the Executive Director to enter into a contract with Arthur Andersen & Co. to perform services in order to establish "internal control." Staff recommends adoption of this resolution.

RESOLUTION NO. 2188
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RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT FOR FISCAL SERVICES WITH ARTHUR ANDERSEN & CO.
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT FOR FISCAL SERVICES WITH ARTHUR ANDERSEN & CO.
* *

WHEREAS, it has been found that the fiscal sector of the San Francisco Housing Authority lacks sufficient internal control mechanisms and effective procedures; and

WHEREAS, the Housing Authority sent out a letter on July 25, 1978, requesting RFPs from reputable certified public accounting firms; and

WHEREAS, said RFPs were to contain procedures designed to re-institute internal control mechanisms at the Authority; and

WHEREAS, the Housing Authority received responses from the following certified public accounting firms:

Arthur Andersen & Co.
Arthur Young & Company
Deloitte Haskins & Sells
Alexander Grant & Company
Peat, Marwick, Mitchell & Co.

WHEREAS, the proposal of Arthur Andersen & Co. most completely addresses the scope of services outlined in the Authority's July 25th letter.

NOW THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. The Executive Director be authorized to enter into a contract with Arthur Andersen & Co. for the purpose of provision of fiscal services, including the establishment of internal control mechanisms, supervision of reconciliation of accounts, and interim accounting procedures for placing the Authority on the accrual basis of accounting.

II. The amount of said contract is not to exceed $ 40,000.

III. This Resolution take effect immediately.

After some discussion, Commissioner Ergina moved for adoption; Commissioner Anderson seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared Resolution passed.

The eleventh resolution was read by the Secretary:

RESOLUTION NO. 2189
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RESOLUTION AUTHORIZING IMMEDIATE RECRUITMENT
FOR A CHIEF FISCAL OFFICER
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION AUTHORIZING IMMEDIATE RECRUITMENT
FOR A CHIEF FISCAL OFFICER
* *

WHEREAS, there are serious difficulties in the fiscal department of the Housing Authority; and

WHEREAS, the Commission has authorized the hiring of a fiscal consultant to provide internal controls, new procedures and staff training; and

WHEREAS, it is necessary that permanent fiscal staff be hired to work in conjunction with the consultant firm; and

WHEREAS, it is therefore imperative that the Authority secure the services of a long-term permanent Chief Fiscal Officer that has no previous ties to Authority fiscal matters in any capacity; and

WHEREAS, the Commission has previously expressed its desire for the hiring of a new Chief Fiscal Officer;

NOW THEREFORE BE IT RESOLVED:

That Resolution No. 2174 heretofore passed on July 27, 1978, is amended in that the Executive Director is directed to prepare a job announcement, advertise in pertinent publications, and begin immediate recruitment for the position of Chief Fiscal Officer or Controller of the San Francisco Housing Authority; and the Executive Director is to consider only applications of those who have no previous connection to the fiscal affairs of the San Francisco Housing Authority in any capacity; and

BE IT FURTHER RESOLVED:

That the application process will be open until close of business August 31, 1978, and the Executive Director is to present to a meeting of the Personnel Committee September 5, 1978, applications of all those meeting the minimum requirements for review. The full Commission will consider the recommendation of the Personnel Committee and the Executive Director at its meeting September 7, 1978.

Commissioner Ubalde moved for adoption with second by Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The Secretary read the following report in connection with the twelfth resolution:

Cost Consultant for Target Projects Program

It is recommended that this resolution be approved for the following reasons:

In order to determine as accurately as practical, the probable cost of construction for CAL 1-9 Harbor Slope and CAL 1-18(3) Hunters View, it is considered good practice to obtain a professionally prepared, detailed estimate based on complete contract documents.

There are requirements in the architects' contracts for them to provide estimates, but the best way to verify the accuracy of the architects' estimate is to have another estimate for comparison. Cost consulting firms are in the best position to keep up-to-date on the latest construction costs, and the firm of Lee Saylor, Inc. has a nationwide reputation in this field. Another reason for selecting Lee Saylor, Inc. is that the other two prominent Bay Area cost consultants are already preparing estimates for the architects on these projects. The amounts of the fees are $5,440.00 for CAL 1-9 Harbor Slope and $4,970.00 for CAL 1-18(3) Hunters View.

RESOLUTION NO. 2190
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RESOLUTION AUTHORIZING AWARD OF CONSTRUCTION
COST CONSULTANT FOR HUNTERS VIEW AND HARBOR SLOPE
* *

RESOLUTION NO._____
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONSTRUCTION COST CONSULTANT FOR HUNTERS VIEW AND HARBOR SLOPE
* *

WHEREAS, the United States Department of Housing and Urban Development has approved this Authority's funding for modernization of CAL 1-9 Harbor Slope and CAL 1-18(3) Hunters View, and:

WHEREAS, this Authority has determined that consulting services are necessary to determine the probable construction cost of this work, and;

WHEREAS, this Authority has further determined the cost consulting services be provided by the firm named below, and;

WHEREAS, the Authority has studied, evaluated and prepared a contract to provide said designated services:

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the firm of Lee Saylor, Inc. be awarded the contract for cost consulting services.

II. That the Executive Director be and same is hereby authorized to execute the contract with the aforesaid firm.

III. That this Resolution shall become effective immediately.

Commissioner Anderson moved for adoption. Seconded by Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

ABSTAIN: The Rev. Dr. A.C. Ubalde, Jr.

Commissioner Ubalde wished to go on record as abstaining on this vote since he felt we do not really need estimators considering the quality of staff we have.

Chairperson declared resolution passed.

The last resolution was presented with this report:

Back-up Information for Resolution on Alemany Building Demolition, CAL 1-16

The Alemany Housing Project was built in 1952 partially over a dried river bed covered with debris land fill. Over the years, the land fill has settled causing five buildings to subside. One building, 572-582 Alemany Boulevard, has settled so unevenly that the center of the building is almost one foot lower than the ends. The problems of the other four buildings are not as serious and will require only minor remedial action.

An engineering study was conducted by Hawke Engineers which determined that the sinking of 572-582 Alemany probably could be stopped, but that correcting the existing warping would not be feasible. As the deformation is so extreme, an alternate use for the building in its present condition will not be possible. A request to HUD for funds to stop the settling of this building was denied for these reasons.

The building is now vacant and as such is an eyesore in the recently painted project, but an attractive nuisance for children in the neighborhood.

As the building cannot be of use in its present condition and cannot be corrected, it is recommended that the Commission approve demolition of this building. After the building is removed, the area will remain as open space for outdoor recreation.

There was some discussion regarding the pros and cons of demolition, part of which related to HUD's current attitude against demolition. However, it had been reported by Hawke Engineers that redemption of this building was not feasible, nor could the building be used for other purposes. It was finally decided that this question should be referred back to both the Site and Design Committee and the Finance Committee at which time new information would be studied.

At this point, Mr. Lee, a tenant, asked to be heard by the Commission. He had a list of items to present and questioned why only certain items were approved under the 1978 CD program. It was explained that we were far enough along on certain projects to ask for award of contracts and consulting services. Mr. Lee had a list of specifics the tenants were interested in. Chairperson asked that Mr. Lee meet with the Site and Design Committee and he was asked to have a comprehensive report of the tenants' questions and needs. She promised there would be a report of

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 14, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, September 14, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:03 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: George Patton Colbert, Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Acting Executive Director
Lois L. Johnson, Counsel

The Secretary declared a quorum present.

2. VISITORS:

The following visitors were acknowledged and welcomed:

Agnes L. Lee, Chinatown Neighborhood Improvement Resource Center
Judith Alexandre, League of Women Voters
George Lee, Ping Yuen
Christine Neal, PHTA
Gertrude Williams, PHTA
Lillie Ransom, PHTA
Chang Jok Lee
Manuel Wong
Mee Sue Fong
Joe Hai Fuey
Lee Ah Kim
Su Ying Tsang
Nalisa Tsang
Hin Lowe
Lee Yung Siu
Karen Lin
J.W. Huey
Louise Yee
Edwin Lee

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved for approval of the agenda with a second from Commissioner Ubalde. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Ubalde moved for approval of minutes as mailed. Commissioner Anderson seconded. Unanimously passed.

5. GENERAL COMMUNICATIONS:

The Secretary called attention to three communications, the first of which was a letter dated September 7, 1978 from the Mayor to the Acting Executive Director of the Housing Authority, wherein the Mayor referenced efforts underway to improve the Authority's management program and policies. He also acknowledged our work on a preliminary travel policy that has implications for both staff as well as Commissioners. The Mayor further stated provisions to be included in that policy. The Secretary stated he hoped to have a draft of the policy for the next Commission meeting.

The second letter, from the HUD Area Manager to the Acting Executive Director, contained positive news. Back in July the HUD Area Office Manager, Mr. James Price, indicated that because of the recent audit review, certain pending funds for new housing developments would be withheld until substantial improvements took place in the Housing Authority. By letter dated September 6, 1978, Mr. Price stated that because of the very strong affirmative action taken by the Mayor to resolve the problems in the Authority, funds would no longer be held up. We were also invited to submit applications for the 117 low rent public housing units now available to San Francisco.

The third letter was from the Mayor addressed to the Acting Executive Director and dated September 6, 1978, regarding the CETA Program. The Mayor indicated that because of the efforts we are making at the present time, none of the CETA funds or authorizations will be withdrawn from the Authority at this time. The Secretary promised copies of this letter would go to the Commissioners.

6. REPORT OF SECRETARY:

The following reports were highlighted by the Secretary:

Section 8 Existing Housing Status Report

During the month of July, we continued to certify eligible families to the Section 8 Existing Housing Program and as of July 31, 1978, had completely exhausted our waiting list for families. Approximately 80 single elderly or handicapped individuals are still awaiting certification from our original waiting list.

During the month of July we also made preparation for outreach workshops in the Chinese and Latino communities in accordance with the settlement agreement to the Administrative Complaint filed. Two workshops were held in August prior to the public announcement that we would be accepting applications to the Section 8 Existing Housing Program. Our first workshop was held in the Chinese community on Saturday, August 5, 1978 and the second one was held in the Latino community on Saturday, August 12, 1978.

Following the workshops, we then prepared advertisements to notify the community that applications to the Section 8 Existing Housing Program were to be accepted. Paid advertisements were printed in two Chinese newspapers, one Spanish newspaper, the San Francisco Progress and the Sunday San Francisco Chronicle/Examiner. In addition, a press release informing them of the Section 8 Existing Housing Program along with the dates and places we would be accepting applications, was sent to all newspapers, radio and T.V. stations listed in the San Francisco telephone directory, and bulletins in English, Chinese and Spanish were sent to over 100 agencies throughout San Francisco.

We commenced taking applications on Monday, August 21, 1978 at 8:30 A.M. at three locations as indicated in our public notices. Applications officially closed on Friday, August 25, 1978. Because of the large number of applicants that came in to the Ping Yuen and 440 Turk Street locations, it was impossible to complete all the applications. Tickets reserving an application were issued to those for whom we could not complete the applications. There were approximately 500 reservations made and we are continuing to complete those applications.

The total number of applications taken at the three locations were:

440 Turk Street	1537
Ping Yuen	766
Valencia Gardens	458
Total	2761

During the week of August 28, 1978 through September 1, 1978, 89 persons who had received tickets reserving applications came to the office at 440 Turk Street in order to complete the application. As of Friday, September 1, 1978 we had a grand total of 2850 applications received. We will now commence the task of verifying eligibility and the establishment of the new waiting list.

During the month of August we also continued the work of leasing up new units for Certificates issued during July and continued the annual process of recertifying the eligibility of present Certificate Holders. As of August 31, 1978, the monthly report of Unit Availability indicated 579 units under contract out of a total allocation of 830 units. With the establishment of the new waiting list, we expect to proceed rapidly to full lease up in accordance with our projected lease up schedule.

There was some discussion regarding the length of time allowed for receipt of applications and whether or not there would have been substantially more applications received if the period had been extended. The Secretary said there undoubtedly would have been more applications because of the great need for low income housing in the city. There was also a question raised as to whether or not HUD would be giving more allocations to FHA properties going into default. This will be looked into as that takes away available units and the SFHA's allocation is insufficient considering the need.

Yerba Buena Plaza Annex Status Report - Security Program

The security program that was in operation at the Yerba Buena Plaza Annex, funded under the State CETA I Program, expired as of August 29, 1978.

One of our major concerns relative to this development continues to be the need for security. Further, with the conversion of this project to a senior building, it is imperative that security become an integral part of the development's ongoing operation.

Because we have already made a substantial investment at the Annex, and will begin to invest even more money into this development within the next several months, it is important that funding of the security program continues. Far too many strides in decreasing crime and vandalism have been made to allow our efforts to be dropped.

The program has been a success - it is now safer at the Annex. Residents are satisfied. There has been a marked decrease in maintenance costs, particularly elevator repairs. There are no longer illegal tenants in the building. And we are no longer plagued with stolen automobiles being parked and stripped in the parking area.

In a letter received on August 7, 1978, from the Thomas Paine Square Tenants Organization, they expressed their concern with regard to the termination of the security program at the Annex. They further advised that:

"The San Francisco Housing Police have been most effective in reducing the crime element in this area. They have in their tours of inspections of the grounds of the Plaza made arrests of various sorts. Their mere presence instills authority to the undesirable and a sense of security for the aged and to the children playing in the nearby playgrounds. We ask that you consider all the consequences before making any decisions to terminate their (Housing Police) services."

Attached to the letter was an accompanying petition from residents of Thomas Paine in support of continued security services.

An effective and cost beneficial plan has been adopted in order to continue the security patrols at the Annex utilizing in part Housing Authority funds as well as other available CETA funds.

The Housing Authority has terminated all thirteen (13) security guards hired under the CETA I Program. This was necessitated by the time limitation set by the State of only funding a one year program. Five (5) of the present security guards, working under another ongoing CETA Program have been transferred to the Annex where they will continue the 24-hour security patrols. Relative to ongoing supervision, we have maintained the present number of policemen (5) that were hired under CETA I, but will now pick up the cost of their salaries under the Operating Budget.

Although this is a temporary solution to an immediate problem, and rather than having two guards and one police officer on duty during each 8-hour tour, we will have one guard and one police officer for each shift. We will still be able to provide 24-hour coverage. Staff has already begun to look at other possible funding sources which will enable us to ultimately delete this expense from our Operating Budget.

A meeting was held on August 16, 1978, at the Public Housing Tenants Association Offices, at which time the conversion plan and the security program were discussed with the residents. The residents were very receptive to the program plans and again expressed their concern for their continued safety.

Through the implementation of this temporary program, we will not have to discontinue our security patrols; and at the time of the conversion, security will already be in place at the Plaza Annex.

A question was raised regarding reduced number of security staff at this location and the source of the funds for this purpose. The funds are from a line item in the Authority's regular operating budget. The Secretary further stated there are adequate funds to maintain this on a limited basis for a temporary period of time only.

Comprehensive Status Report on the Community Development Program Allocations

Pursuant to the Commission's request, the following is a comprehensive report on the Community Development Program allocations received by this Authority from the Mayor's Office of Community Development (OCD). The attached chart will be the basis for this narrative. Allocations and line items are indicated by year and what projects were affected.

The 1975 Community Development funds ($1,048,450) were allocated for the Rehabilitation of 30 TPP units in Hunters Point CAL 1-17A West. This work was completed in February, 1978.

Likewise, the 1976 Community Development funds ($1,044,000) were allocated to supplement the Target Projects Program. Thirty-two units in CAL 1-17A West are now under construction. Anticipated completion date is November, 1978.

The 1976 contract was amended to include $88,000 from OCD's 1976 Contingency funds, specifically to be used for Security Improvements in the Yerba Buena Plaza Annex Project. All of these items are completed with the exception of the exterior lighting which is being installed now.

The original line items in the 1977 Community Development Program allocation ($1,491,981) are:

1. Boiler repair
2. Exterior painting
3. Window replacement
4. Front Door Replacement, Mailbox Replacement/Relocation
5. Remodeling of a Community Space

In a contract amendment the remodeling of three childcare facilities ($127,000) was added to the San Francisco Housing Authority allocation. These facilities are located in:

1. Ping Yuen
2. Westside Courts
3. Potrero Terrace

The attached chart illustrates the status of the original 1977 Community Development items. However, some mention must be made of two of the three childcare facilities which were added to this Authority's overall 1977 Community Development Program.

By choice of the Ping Yuen Tenants Association all drawings for the remodeling for the childcare facility at Ping Yuen are to be done by the Community Design Center. A call to their office indicated that working drawings are being prepared now. Further information was not available at the time of inquiry.

The Westside Courts facility has been occupied by the Watoto Weusi School which recently was defunded by the State. The Board of Directors reorganized itself and recently presented to this Authority plans to continue the school activities in said facility. Due to inadequate funds, the work to be done is split in two phases. It is anticipated that Phase I will be completed by December 1978. The board of Directors of the Watoto Weusi School plan to submit an application to the Mayor's Office of Community Development for the funds needed to complete the improvements.

The status of the 1978 Community Development line items is clearly indicated in the attached graph. However, it should be mentioned that priority will be given to the line item exterior lighting for Ping Yuen due to a recent tragic event.

In summary, the total amount of Community Development funds received by the San Francisco Housing Authority from 1975 through 1978 is $4,696,031. Of this amount, all but $934,000 is committed: either expended or under contract. The remainder, almost all 1978 funds, belong to line items presently being worked upon.

The Secretary expressed disappointment in the lack of progress on this program.

7. REPORT OF COUNSEL:

Counsel reported there were only routine matters; however she did state the Commission would go into Executive Session on the matter of the 1880 Pine litigation.

8. UNFINISHED BUSINESS:

Secretary presented the first resolution:

RESOLUTION NO. 2191
* * * * * * * * * * *

RESOLUTION ACCEPTING THE RESIGNATION OF WALTER L. SCOTT II AS EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

RESOLUTION NO. _____

* * * * * * * * * * * *

RESOLUTION ACCEPTING THE RESIGNATION OF WALTER L. SCOTT II AS EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, the Commission of the San Francisco Housing Authority meeting in as Personnel Committee of the whole has received the resignation of Walter L. Scott, II as Executive Director, dated August 24, 1978; and

WHEREAS, the Commission feels that because of current problems at the Housing Authority, it is in the best interests of the Authority to accept Mr. Scott's resignation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the resignation of Walter L. Scott, II as Executive Director of the San Francisco Housing Authority be accepted, effective immediately, and the Commission thanks Mr. Scott for the service he has rendered as Executive Director.

Commissioner Anderson moved for approval; seconded by Commissioner Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolution passed.

The second resolution was introduced:

RESOLUTION NO. 2192
* * * * * * * * * *

RESOLUTION APPOINTING CARL L. WILLIAMS AS ACTING EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

RESOLUTION NO. _____

* * * * * * * * * * * * *

RESOLUTION APPOINTING CARL L. WILLIAMS AS ACTING EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, Mayor Moscone has expressed concern for the future of the Housing Authority; and

WHEREAS, Walter L. Scott, II has resigned as Executive Director of the San Francisco Housing Authority; and

WHEREAS, it is imperative that the Commission take immediate steps to restore public confidence by appointing an Acting Executive Director to administer the Housing Authority; and

WHEREAS, Carl L. Williams has been recommended by the Mayor, to serve as Acting Executive Director.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Carl L. Williams be named Acting Executive Director of the San Francisco Housing Authority, and be designated as the Secretary-Treasurer of the Commission.

2. This resolution take effect immediately.

Commissioner Anderson made the motion to adopt, seconded simultaneously by Commissioners Byrnes and Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolution passed.

At this point, Mr. Williams both thanked and complimented the Commission for moving on the Mayor's recommendations. He said he was pleased to have the opportunity to help the Housing Authority do the things that must be done, and he hoped to be able to restore the public confidence in the Public Housing Program.

The Secretary presented the third resolution:

RESOLUTION NO. 2193
* * * * * * * * * * *

RESOLUTION APPOINTING WALTER L. SCOTT, II
AS DEPUTY EXECUTIVE DIRECTOR
OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

RESOLUTION NO. 2193
* * * * * * * * * * *

RESOLUTION APPOINTING WALTER L. SCOTT, II
AS DEPUTY EXECUTIVE DIRECTOR
OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

WHEREAS, Mayor Moscone has expressed concern for the future of the Housing Authority; and

WHEREAS, Kenneth C. Cavanaugh has resigned as Deputy Executive Director of the San Francisco Housing Authority; and

WHEREAS, Walter L. Scott, II has been recommended by the Mayor to serve as Deputy Executive Director;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Walter L. Scott II be named Deputy Executive Director of the San Francisco Housing Authority.

2. This resolution take effect immediately.

Motion for adoption of this resolution was made by Commissioner Byrnes; seconded by Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared said resolution passed.

The fourth resolution was presented with the following report:

Up-Date Information on Resolution for Alemany Building Demolition, CAL 1-16

As requested by the Commission at their meeting of August 19, 1978, on September 1, 1978 a crew was dispatched to the Alemany Project, CAL 1-16 to investigate the current condition of the one building proposed for demolition and the conditions of the other buildings in the area. In addition, on September 6, 1978, two engineers from the HUD Area Office, Messrs. Mark Hillard and Lincoln Chang, also inspected the buildings.

The following is the result of these inspections:

1. The building proposed for demolition (572-582 Alemany Boulevard) has continued to settle unevenly. The northwest corner of the building is now two inches lower than it was when last checked.

2. Although some settlement can be detected in the other buildings in the area (one building has settled almost one inch in the last two years), the settlement has been relatively even, creating no serious structural problems.

3. In the opinion of Mr. Chang, a structural engineer at the HUD Area Office, the building at 572-582 should be demolished. He feels the building is now a hazard to the project. Mr. Chang, in addition, feels that no other buildings in the Alemany Project are in a serious enough condition to justify demolition. Mr. Chang is now preparing a letter confirming these opinions.

RESOLUTION NO. 2194
* * * * * * * * * * *

RESOLUTION APPROVING THE DEMOLITION
OF 572-582 ALEMANY BOULEVARD
* * * * * * * * * * * * * * * * * * * *

RESOLUTION NO._____
* * * * * * * * * * * *

RESOLUTION APPROVING THE DEMOLITION OF 572-582 ALEMANY BLVD.
* *

WHEREAS, 572-582 Alemany Boulevard, one building at the Alemany Housing Project, CAL 1-16, contains a total of six apartments, none of which can be occupied because of an extreme settlement of the center of the building, and;

WHEREAS, an engineering study conducted by Hawke Engineers has determined that correction of this settlement is not feasible, and;

WHEREAS, the degree of settlement will not allow alternative uses for the building, and;

WHEREAS, the existance of the building in its present condition constitutes a potential danger to the community, and;

WHEREAS, demolition of the building is the only feasible alternative remaining to the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the building at 572-582 Alemany Boulevard be completely demolished and removed from the Alemany Housing Project, CAL 1-16.

II. That concurrence for the demolition be requested from the Department of Housing and Urban Development.

III. That upon receipt of concurrence from the Department of Housing and Urban Development, the Executive Director shall take steps necessary to complete the demolition.

Motion to adopt was made by Commissioner Anderson with second by Commissioner Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolution passed.

The fifth resolution was introduced with this report:

Back-up Information for Resolution on the Revised Hunters Point Demolition Plan

On January 23, 1975, the San Francisco Housing Authority adopted Resolution No. 1959 detailing the Authority's demolition policy and approving the demolition of 191 units in the Hunters Point Area.

However, on July 21, 1977, after an extensive study of the site areas involved and recognizing the inherent problems of the three-story walkup buildings in the Hunters Point Area, the Commission adopted Resolution No. 2090, increasing the number of units to be demolished from 191 to 416. This demolition proposal was sent to the HUD Central Office for approval.

Simultaneous to this process, a new Demolition Policy was established by HUD which discouraged the demolition of large numbers of public housing units. Officially, the July 1977 Demolition Plan has not yet been disapproved, but unofficially the Authority has been asked to resubmit a Plan with only limited demolition.

Working jointly, the HUD Area Office and Authority Staff have developed a new limited Demolition Plan. John Epler of HUD coordinated the effort. The new plan proposes the removal of only those buildings where demolition is clearly justifiable. The plan addresses each building individually, and explains in detail how demolition will benefit the Hunters Point Rehabilitation effort.

In addition to the demolition of complete buildings, the Plan also proposes the removal of the top floors of two three-story buildings. This partial demolition is required because of extensive existing damage to those portions of the buildings making rehabilitation unfeasible.

By approving this Revised Demolition Plan, the Commission will join with HUD Area Office in requesting final approval for the demolition of 122 dwelling units in the Hunters Point Area from the Department of Housing and Urban Development, Central Office.

Attached please find a map of the Hunters Point Area indicating those buildings proposed for complete or partial demolition.

RESOLUTION NO. 2195
* * * * * * * * * * *

RESOLUTION APPROVING THE REVISED
HUNTERS POINT DEMOLITION PLAN
* * * * * * * * * * * * * * * * * * *

RESOLUTION NO._____
* * * * * * * * * * * * * * *

RESOLUTION APPROVING THE REVISED HUNTERS POINT DEMOLITION PLAN
* *

WHEREAS, on July 21, 1977, the Commission of the San Francisco Housing Authority adopted Resolution No. 2090 affirming the Second Revision of the Target Projects Program Modernization Program Application which included the Authority's Hunters Point Demolition Plan; and

WHEREAS, a recent redefinition of the Department of Housing and Urban Development's Demolition Policy will not allow the full implementation of the Authority's Hunters Point Demolition Plan; and

WHEREAS, the San Francisco Housing Authority and the Area Office of the Department of Housing and Urban Development have jointly developed a revised Demolition Plan for the Hunters Point Area to conform to the new Department of Housing and Urban Development policy; and

WHEREAS, this new Demolition Plan removes only buildings or portions of buildings which are in too poor a condition to rehabilitate, in too poor a location to rehabilitate, or whose location is needed for an alternate use; and

WHEREAS, for the above reasons, if these buildings or portions of buildings are not removed from the Hunters Point area, the success of the rehabilitation work scheduled for the Hunters Point Area may be jeopardized; and

WHEREAS, this new Demolition Plan is in conformance with the Urban Initiatives Proposal to complete the rehabilitation of the Hunters Point Area submitted to the Department of Housing and Urban Development on August 11, 1978 and

WHEREAS, the new Demolition Plan must be formally approved by the Department of Housing and Urban Development - Headquarters Office before it can be implemented.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally requests approval of this Revised Demolition Plan for the Hunters Point Area from the Department of Housing and Urban Development.

II. That the portion of Resolution No. 2090 which detailed the Hunters Point Demolition Plan be revised as follows:

1. Hunters Point A, CAL 1-17(A) West:
Demolish two three-story buildings and remove the top floors of two three-story buildings, totalling 32 dwelling units.

2. Hunters Point A, CAL 1-17(A) East:
Demolish three three-story buildings, totalling 36 dwelling units.

3. Hunters View, CAL 1-18(3):
Demolish three three-story buildings, totalling 36 dwelling units.

4. Hunters Point B, CAL 1-17(B):
Demolish one three-story building and one two-story building, totalling 18 dwelling units.

Demolition in the Hunters Point Area shall total 122 dwelling units; and

BE IT FURTHER RESOLVED:

That all the conditions and policies set forth in Resolution No. 1959 as they pertain to said policy on demolition shall remain in full force and effect; and

BE IT FURTHER RESOLVED:

That this resolution will not limit additional demolition in the Hunters Point Area should future conditions dictate such additional demolition; and

BE IT FINALLY RESOLVED:

That this Resolution revises Resolutions No. 1959 and 2090 to the extent enumerated above and that should any conflict arise between this Resolution and other Resolutions of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

After some discussion regarding the limitations this resolution, as presented, might impose, it was agreed the following amendment would be added to this resolution:

> "BE IT FURTHER RESOLVED, that this resolution will not limit additional demolition in the Hunters Point Area should future conditions dictate such additional demolition."

After Counsel stated there should be no legal problem with this amendment, Mr. Epler from the Area Office of HUD, upon being queried, said he felt this was an excellent amendment.

Commissioner Anderson moved for acceptance of this resolution as amended with second from Commissioner Ergina. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolution passed.

Commissioner Colbert entered the meeting at 10:30 a.m.

A report was prepared in conjunction with the sixth resolution:

Transfer of 2,544 Square Feet of Housing Authority Land at Yerba Buena Plaza, West, Project to the New Liberation United Presbyterian Church

At a regular meeting of the Commission on March 11, 1976, the Executive Director was instructed to begin negotiations leading to the sale of approximately 2,544 square feet of the western-most parking area of the Yerba Buena Plaza, West, Project to the New Liberation United Presbyterian Church, owners of land adjacent to the Housing Authority property.

This land is needed by the church in order to complete construction of a "Child Care Center" which will serve as a resource facility to Housing Authority residents as well as other members of the community.

Subsequent negotiation meetings were held with the Pastor of the New Liberation United Presbyterian Church and others to assure the following conditions of sale required by the Commission and the Department of Housing and Urban Development were fulfilled:

1. That no reduction in off-street parking will occur as a result of a potential land transfer.

    a. There will be no loss of space per individual parking stall.

2. That all cost involved for transfer of the land and improvements needed to maintain the same number of parking spaces be borne by the church organization.

    a. In the Agreement of Sale to be entered into between the Presbytery of San Francisco, on behalf of the New Liberation United Presbyterian Church, and the Housing Authority, the Purchaser is required to post a Surety Bond guaranteeing the completion of necessary work to realign present parking areas. The church has, in fact, already paid for the cost of preliminary land survey work required for the land transfer.

3. That the Resident Organization approves such plan.

    a. There being no organized resident body at Yerba Buena Plaza, West, the Executive Director addressed an information bulletin which was distributed to all residents of Plaza West on September 22, 1977, detailing the proposed land transfer and the services offered to residents and the community by the church. There was no registered opposition to the announced land transfer proposal.

4. That the Housing Authority Commission accept services rendered by the church organization to residents as compensation for the land. These services should be very clearly spelled out in the transactions between the Housing Authority and the church organization.

    a. A list of the services to be provided by the church to Plaza West residents and other community persons is provided in the Resolution being offered for passage. It is further spelled out in the language used in the "Agreement to Purchase" which will be executed as a result of the passage of the above-mentioned Resolution.

    b. Plaza West residents have been receiving, and are this day, receiving, many of the services detailed in the Resolution and Agreement. Such programs are being maintained in the Principal Sanctuary Building of the church.

The San Francisco Presbytery, Acting for the New Liberation United Presbyterian Church, has an agreement with the Redevelopment Agency of San Francisco for the building of the child care center. An amendment approved by the Redevelopment Agency on March 28, 1977, requires that land improvement construction begin no later than March 1, 1979.

The Church has already initiated a Building Fund with success and anticipates strong support from among members of the San Francisco Presbytery which includes churches in other Bay Area communities.

Site and Design Committee members visited the site of the proposed new construction on June 29, 1978.

Subsequent to some questions and objections raised to the proposed land transfer at the last Commission meeting by Ms. Lillie Ransom, the President of the Public Housing Tenants Association (PHTA), a site visit was arranged to discuss her concerns. In a meeting with the Site and Design Committee held at 440 Turk Street on September 11, 1978, at 11:00 a.m., Ms. Ransom's concerns could not be alleviated. Even after Rev. Hannibal Williams presented his position, Ms. Ransom and Ms. Sue Coates both voiced strong opposition to the land transfer.

The Committee deliberated on this subject matter in length and makes the following recommendation to the Board:

1. To proceed with the land exchange as discussed between the San Francisco Housing Authority and the New Liberation Presbyterian Church.

    (Commissioner Fong conditioned his vote upon receiving information regarding HUD regulations which clarify the role of citizens participation in such land transfer matters.)

2. To include the provision of speed bumps, properly placed on the parking lot, to prevent people from racing through the lot. The cost of these speed bumps also is to be borne by the church.

3. To instruct staff to work closely with the tenants of Plaza West, in finding solutions to the recreational problems as stated by Ms. Coates.

Approval for this land transfer has been given by the San Francisco Area Office of the Department of Housing and Urban Development. Staff recommends passage of this Resolution authorizing said transfer.

RESOLUTION NO. 2196
* * * * * * * * * * *

RESOLUTION APPROVING SALE OF EXCESS LAND IN THE YERBA BUENA PLAZA WEST PROJECT AREA TO THE NEW LIBERATION UNITED PRESBYTERIAN CHURCH
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION APPROVING SALE OF EXCESS LAND IN THE YERBA BUENA PLAZA WEST PROJECT AREA TO THE NEW LIBERATION UNITED PRESBYTERIAN CHURCH
* *

WHEREAS, the Housing Authority of the City and County of San Francisco has been asked by the New Liberation United Presbyterian Church to transfer a portion of the lands of the Yerba Buena Plaza West Project, CAL 1-18(2), to the church for use as a portion of their parking lot; and

WHEREAS, these Plaza West lands lie adjacent to the property of the New Liberation United Presbyterian Church and are not currently being fully used by the tenants of the Project and/or for the operation and maintenance of the Project; and

WHEREAS, the Commission of the Housing Authority authorized the Executive Director, at a meeting on March 11, 1976, to begin negotiations with the church for its acquisition of approximately 2,544 square feet of Plaza West property; and

WHEREAS, subsequent meetings were held with representatives of the New Liberation United Presbyterian Church regarding conditions and considerations involved in such a land transfer; and

WHEREAS, the Department of Housing and Urban Development, after a legal and administrative review, did approve such transfer on condition of Plaza West tenant approval and in consideration of services to be rendered Plaza West tenants by the church; and

WHEREAS, the Executive Director did on September 22, 1977, solicit by mail all residents of Plaza West regarding the anticipated land transfer, enumerating the services to be performed by the church; and

WHEREAS, the New Liberation United Presbyterian Church at that time was performing and intends to continue the following services as consideration for the transfer of the 2,544 square feet of inactive land:

1. Provide meeting space for various social and service organizations involving tenant membership on a regular basis.

2. Serve meals during the summer months to community youth;

3. Maintain child care facilities on a 5-day per week basis to benefit members of the community.

4. Maintain an information and referral program for community senior citizens;

5. Sponsor an alcoholism therapy group;

6. Provide professional counseling to the parents of community children with special problems;

7. Offer professional counseling services to members of the community on a multitude of diverse problems; and

WHEREAS, as a result of the solicitation of residents regarding the anticipated transfer of this parcel of land, no adverse comments were received by the Housing Authority; and

WHEREAS, it has been determined that sale of this 2,544 square feet of land is in the best interest of the Plaza West community and the Housing Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The consideration of sale shall be services provided by the New Liberation United Presbyterian Church on behalf of tenants residing in Yerba Buena Plaza West and others in the community.

2. The Executive Director is hereby directed to prepare and excute all documents necessary to accomplish the transfer of title, all to be effected at no cost to the Authority.

3. The parcel herein being sold is described as follows:

   Beginning at a point on the southerly line of Eddy Street distant thereon 87 feet and 6 inches from the point of intersection of the easterly line of Divisadero Street and said southerly line of Eddy Street; running thence easterly along said southerly line of Eddy Street 18 feet and 6 inches; thence at right angle southerly 137 feet and 6 inches; thence at right angle westerly 18 feet and 6 inches; thence at right northerly 137 feet and 6 inches to the point of beginning.

   Said parcel of land contains 2,544 square feet, more or less, being a portion of Western Addition Block No. 452.

Commissioner Anderson moved to approve this resolution. Commissioner Ergina seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Just as Chairperson began to declare resolution passed, Ms. Lillie Ransom, President of PHTA, declared she had not heard the proceedings and did not realize that this resolution was being passed. She asked that the tenant delegation be heard on this subject.

Commissioner Ubalde stated this issue had been presented at the last two Commission meetings and both times was referred back to Committee. A meeting had been held between the tenants and Reverend Williams of the Church, but nothing was resolved as far as the tenants' complaints were concerned. Again, the services provided the community by the Church were outlined, to include 20,000 free meals served. However, the tenants were still opposed saying the child care center had been closed, as the Church had lost its license. Additionally, they stated that the project there is half empty and when it is filled the tenants will not have the parking spaces they should have. Once more it was shown, by means of diagrams, that the spaces were merely rearranged and not lost. The tenants also brought up the subject of Bi-Centennial money awarded their project and asked what had happened to it. This is money that is administered by the Art Commission and the Director of Program Development promised the tenants that his department would meet with the tenants to discuss needs to be filled with the aid of this money in addition to working on their recreational needs.

Commissioner Anderson moved to accept the report and views of the Site and Design Committee.

There were additional protests from the tenant group. However, the Secretary stated it was the policy of this Authority to take under consideration the views of the residents and the time had come to make a decision. The Commission promised the tenants they would continue to work with them and with the Church group to resolve all difficulties.

Chairperson stated there was a motion to accept the report of the Site and Design Committee. Commissioner Byrnes seconded. Unanimously passed.

A second vote was then called on the resolution and Commissioner Ubalde moved for adoption with a second from Commissioner Anderson. The vote was:

AYES: Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

ABSTENTIONS: Cleo F. Wallace
George Patton Colbert

Commissioner Colbert stated as long as there were any objections at all, he felt he could not vote for passage.

Chairperson declared resolution passed.

The Secretary stated it should be made clear that any future meetings would be only to work out differences. The transfer of this land has been resolved.

9. NEW BUSINESS:

The Secretary presented a statement from NAHRO requesting $351.55 for annual membership dues in the Pacific Southwest Regional Council for the period July 1, 1978 to June 30, 1979, and requested Commission approval.

Commissioner Anderson moved for approval; Commissioner Ubalde seconded. Unanimously passed.

The seventh resolution was presented:

RESOLUTION NO. 2197
* * * * * * * * * * *

RESOLUTION RECOGNIZING IMMEDIATE
SECURITY NEEDS AT PING YUEN
* * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 2197
* * * * * * * * * * *

RESOLUTION RECOGNIZING IMMEDIATE
SECURITY NEEDS AT PING YUEN
* * * * * * * * * * * * * * * * * *

WHEREAS, on August 23, 1978, a brutal homicide was committed at the Ping Yuen Project; and

WHEREAS, there is an emergency regarding security at Ping Yuen; and

WHEREAS, the residents have, at a series of meetings and press conferences, demanded immediate security improvements be made to the Project; and

WHEREAS, the Housing Authority recognizes the need for these physical improvements and presently have funds available through the 1978 Community Development Program to improve the exterior lighting and install security grills and fences; and

WHEREAS, these improvements are presently in the design stage and are to have design completion by October 1, 1978; and

WHEREAS, in order to have these security improvements installed as quickly as possible because of the immediate concern regarding tenant safety; and

WHEREAS, four to six weeks of time can be saved by negotiating contracts for these improvements;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Commission authorizes the waiving of competitive bidding due to the serious urgency of this security problem and authorize staff to negotiate with competent contractors for the installation of these security improvements.

II. That the Acting Executive Director is hereby authorized to execute all contract documents for these security improvements.

The Secretary stated that because of the emergency existing at Ping Yuen, this resolution is designed to waive the normal bidding process so we can get this work underway 4-6 weeks earlier. He also stated that, by letter to Police Chief Gain dated September 1, 1978, he requested, in addition to the normal police patrol activity in that area, that the police also make known their presence within the project. Secretary stated that he had received telephoned assurances that this will be done by means of patrols, not only on Broadway and Pacific Streets, but on Stockton and Powell Streets as well. Housing Authority patrols are also being increased in that project.

The tenants asked for a definite date for completion of the security modifications. The Director of Housing Operations stated if the Commission approves this recolution, the plans are already completed and we can then negotiate a contract the first week in October. The construction could take place 2-3 weeks after all materials and equipment were delivered. He felt construction could get under way by the third or fourth week in October, which is a very speeded-up process. When asked about elevator security, the Director of Housing Operations stated the elevator security controls had been ordered ten days ago and have to come from the East Coast, with date of delivery 10-12 weeks from date of order. These will be installed simultaneously with lighting improvements.

Several tenants, through an interpreter, presented the views of the Ping Yuen Group. Along with their legal representative they stated forcefully and repeatedly the extreme nature of the emergency existing at Ping Yuen; the fact that the elevators continually break down and the continuing problems with the lights. They were assured by staff that elevator repairs and lighting repairs would be made as quickly as possible while work continued on long-term, permanent solutions to all these problems. It was also stated that until these changes were affected, the security guard should alleviate the crime problems. In the meantime it was most important that this resolution be passed.

In order that there be no question as to the legality of by-passing the normal bidding procedures, there was proposed an amendment to the resolution stating, "WHEREAS, there is an emergency regarding security at Ping Yuen," to be added after the first "WHEREAS".

Commissioner Ubalde moved to adopt this resolution as amended; seconded by Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

The last resolution was introduced with this report:

Administrative Fee -- Section 8 Aftercare Program

The Section 8 Existing Housing Aftercare Program is funded by HUD through the State of California, Department of Housing and Community Development. This program is designed to assist physically disabled, emotionally disordered and developmentally disabled persons. The San Francisco Housing Authority is the sponsoring agency for the program in San Francisco and we have an allocation for 110 units.

The original contract signed between the Department of Housing and Community Development and the San Francisco Housing Authority authorized a

fee to the San Francisco Housing Authority for administration of the program of only 4¼% of the two bedroom Fair Market Rent. Because the sponsoring agency performs the larger portion of the work involved in the program, this has proven to be an inadequate amount.

Through efforts on the part of the Department of Housing and Community Development to change the sharing of the administrative fee, the State Budget now includes additional funds to be paid to the sponsoring agencies. The additional funds will now increase the administrative fee to 6% giving us additional funding in the amount of $19,082.00.

The attached Resolution authorizes the Acting Executive Director to amend our contract with the State to permit the change in the administrative fee.

RESOLUTION NO. 2198
* * * * * * * * * * *

RESOLUTION AMENDING HAP CONTRACT 623A2-1 WITH STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN REGARD TO THE ADMINISTRATIVE FEE
* *

RESOLUTION NO. ____
* * * * * * * * * * *

RESOLUTION AMENDING HAP CONTRACT 623A2-1 WITH STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN REGARDS TO THE ADMINISTRATIVE FEE
* *

WHEREAS, the Commission of the San Francisco Housing Authority did on July 21, 1977, through Resolution No. 2096, authorize the acceptance of funds approved through its application to the State of California Department of Housing and Community Development for the operation of a Section 8 Existing Housing Aftercare Program.

WHEREAS, the administrative fee for operation of this program was set at only $4\frac{1}{4}\%$ of the two-bedroom Fair Market Rent.

WHEREAS, the State Legislature, through enactment of the State Budget, has approved an increase of $1\frac{1}{2}\%$ to a total of 6% administrative fee.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. The Acting Executive Director is authorized to sign all necessary documents in order to amend HAP Contract No. 623A2-1 with the State of California, Department of Housing and Community Development and accept additional funds.

II. That this Resolution shall become effective immediately.

III. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Anderson moved for adoption; seconded simultaneously by Commissioners Ergina and Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

At this point it was suggested by Commissioner Ergina that speakers have written reports or statements prepared so that Commission time can be used judiciously for the benefit of everybody concerned.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:42 a.m.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 28, 1978

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, September 28, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:05 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

ALSO PRESENT: Carl L. Williams, Secretary/Acting Executive Director
Lois L. Johnson, Counsel

Chairperson declared a quorum present.

2. VISITORS:

The following visitors were acknowledged and welcomed:

George Lee, Ping Yuen
Hin Lowe
Lee Yung Siu
Daisy Ng
Fay Jue
Chang Jok Lee
Ed Lee, Ping Yuen Tenants Asian Law Caucus
Sue Lee, Chinatown Neighborhood Improvement Resource Center
Lillie M. Ransom, PHTA
G.E. Williams, PHTA
Judith Alexandre, League of Women Voters

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved for adoption of the agenda, seconded by Commissioner Byrnes. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved for approval of minutes as mailed, seconded by Commissioner Ubalde. Unanimously approved.

5. GENERAL COMMUNICATIONS:

The Secretary called attention to a response dated September 27, 1978, from the San Francisco Housing Authority to Supervisor Feinstein regarding her concerns expressed in a letter dated September 14, 1978,

relative to certain findings and recommendations made by Board of Supervisor Budget Analyst, Harvey Rose. The Housing Authority has made a lengthy and adequate response to the Budget Analyst and Supervisor Feinstein. The Secretary stated as soon as we have a reply, he will again communicate the information to the Commissioners.

Secondly, the Secretary advised that he had today received word from Congressman Burton's office that the San Francisco Housing Authority's Urban Initiative Application has been approved by the Department of Housing and Urban Development. The Secretary has not received formal notification to that effect, but it will be forthcoming.

6. REPORT OF SECRETARY:

The Secretary stated the San Francisco Housing Authority has met with the Ping Yuen Residents on Friday of last week. Since that time he met with Chief of Police Gain at which time they discussed the matter of security at Ping Yuen as well as throughout the Housing Authority projects. He said we are working out an agreement with the S.F. Police Department and the H.A. Police Unit. Chief Gain was most responsive and promised his representatives would meet with Ping Yuen residents and our staff. The Secretary further stated that as a result of monies appropriated to the San Francisco Police Department from the Community Development Program for training purposes, there will be a significant increase in the number of Housing Authority Police personnel. He reported there will be greater police visibility and presence in the Chinatown and Ping Yuen areas. However, this additional personnel will not be able to go into the elevators, but during the ~~evening~~ hours there will be increased appearances by the Police Department on the grounds of the Ping Yuen development. The Secretary stated we will follow-up with more details on this matter.

7. REPORT OF COUNSEL:

Routine matters only.

8. UNFINISHED BUSINESS:

On the matter of the 1880 Pine Street litigation, Counsel stated this has been before us since 1971 and in process of settlement since 1974. Now, she said, we have reached a point of settlement. There are several parties involved, but it seems the Housing Authority is the only one to come out of it receiving money back from this litigation. We should recover 60-70% of our loss. The other Counsel has urged that this settlement agreement be accepted. Counsel stated at the present time the settlement is in the HUD office and approval is expected.

RESOLUTION NO. 2199
* * * * * * * * * * *

RESOLUTION AUTHORIZING LEGAL COUNSEL TO ENTER INTO A SETTLEMENT AGREEMENT REGARDING LITIGATION CONCERNING THE 1880 PINE STREET DEVELOPMENT
* *

RESOLUTION NO. ____
* * * * * * * * * * *

RESOLUTION AUTHORIZING LEGAL COUNSEL TO ENTER
INTO A SETTLEMENT AGREEMENT REGARDING LITIGATION
CONCERNING THE 1880 PINE STREET DEVELOPMENT
* *

WHEREAS, the 1880 Pine Street development was completed two years later than the scheduled date; and

WHEREAS, the delays were very costly to all parties involved; and

WHEREAS, law suits were filed concerning the matter and it was brought before the San Francisco Superior Court; and

WHEREAS, special counsel has participated in a lengthy settlement conference with the judge and the parties involved; and

WHEREAS, the settlement arrived at would provide the Housing Authority with a favorable disposition and is in agreement with the direction initially provided by the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Special Counsel and Counsel be instructed to accept the settlement arrived at with the Jannon Construction Company and other parties to the litigation concerning the 1880 Pine Street development.
2. The retention held by the Housing Authority be put in a trust account to be paid to subcontractors claims by Jannon Construction Company.
3. This Resolution take effect immediately.

Commissioner Ubalde moved for adoption; Commissioner Ergina seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution passed.

In introducing the second resolution, the Secretary reminded the Commission they had previously adopted a resolution which would have had the effect of preventing present employees from applying for the position of Controller. He stated we have an employee who has raised a question regarding her status, which is now in litigation. The Secretary said, it is now felt appropriate that this particular person be permitted to apply for the position; and in order to do so, he asked that this resolution be adopted:

RESOLUTION NO. 2200
* * * * * * * * * * *

RESOLUTION AMENDING RESOLUTION 2189
* * * * * * * * * * * * * * * * * * * *

RESOLUTION NO. ____
* * * * * * * * * * *

RESOLUTION AMENDING RESOLUTION 2189
* * * * * * * * * * * * * * * * * * * *

WHEREAS, on August 17, 1978, the Commission adopted Resolution 2189 which prohibits anyone with prior connections with the Housing Authority's fiscal affairs from applying for the position of Controller; and

WHEREAS, that Resolution would prohibit Ms. Christine Wimbish from applying for the position.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Resolution 2189 be amended to allow Ms. Christine Wimbish to apply for the position of Controller at the San Francisco Housing Authority.
2. This resolution take effect immediately.

Commissioner Anderson moved to adopt with a second from Commissioner Ergina. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert
Booker T. Anderson
James San Fong

NAYS: None

Chairperson declared resolution carried.

Commissioner Ubalde prepared the following reports for presentation:

Meeting of the Site and Design Committee September 21, 1978 with Ping Yuen Tenant Association

Pursuant to Commission direction the Site and Design Committee met with staff and the Ping Yuen Tenant Association on September 21, 1978 to pursue discussion of security measures to be taken at the Ping Yuen project.

The Chairman of the Committee made introductory remarks and stated the concerns this Authority had for the security of the public housing residents in general. Mr. George Lee, President of the Ping Yuen Tenant Association expressed his concern for the safety of the residents.

The Chairman reviewed what items are being worked on and called on staff to elaborate on some of the security concepts now being explored. In addition to what is being explored, Mr. Lee asked that fences and gates be placed at the entrances to the highrises leading to the elevators. After caucusing among themselves the tenants demanded two items:

1. Day and night security guards

2. Fences to be placed at the elevator entrances

If these matters could not be achieved shortly, the tenants would call a rent strike and pay the guards from their own funds.

The Chairman pleaded for reason and assured the tenants that everything would be done to achieve realistic solutions to the problems. He then instructed staff to explore the following:

a. the cost of day and night guard service

b. the cost and design of fencing and gates as described by Mr. George Lee or an alternative

c. that staff explore the possibility of CETA funding for a security program at Ping Yuen.

The meeting then was adjourned, after it was agreed to meet again Tuesday September 26, 1978 at 9:00 a.m.

Meeting on September 26, 1978 with Ping Yuen Tenant Association Regarding Security Matters

The Site and Design Committee met with the Ping Yuen Tenant Association on September 26, 1978 which was a continuation of the meeting held on September 21, 1978. In that meeting the Chairman of the Committee asked

the tenant leaders to think about and respond (at the next meeting) to his proposal for project residents to involve themselves together with the Authority in a surveillance security program. Details are to be worked out. Staff was asked to follow up on three items:

1. To prepare some design concepts and costs for fences and gates, based upon Mr. George Lee's request or an alternative.

2. Prepare the cost estimates of 24 hour/day guard service.

3. Investigate the use of CETA personnel for a security program.

As the first order of business, the Chairman asked the tenant leaders to respond to his proposal. After some clarification of Commissioner Ubalde's intent, the residents agreed to cooperate in such a joint effort.

The Chairman thanked the residents for this cooperation and spoke with confidence that a realistic solution could be worked out between the tenants and staff.

The Chairman then, using the information of a staff report on crime and elevator maintenance explained in detail why the committee could not support the tenants' request for 24 hr/day guard service. This staff report was shared with the tenants in the meeting of September 21, 1978.

Staff then was requested to present some sketches in regard to the tenants desire to control the entries to the projects, particularly those leading to the elevators. The same concept, that of a high fence with one gate, was presented for East, Central and West Ping Yuen.

The estimated cost of this fencing is $32,500. The residents agreed with the concept and wants the Authority to authorize the architects to immediately start working on it.

It was agreed that the $32,500 was to come from the $90,000 Community Development funds allocated to Ping Yuen for security matters. Priorities for the use of these funds are to be established by the tenants when all construction documents and cost estimates have been finalized.

The surveillance proposal was not worked out in detail and no agreements as yet have been concluded. This will be the topic of upcoming meetings between staff and the tenant association.

Commissioner Ubalde thanked both tenants and staff for their cooperation and efforts put forth. He felt progress had been made since these meetings in that it was agreed the best deterrent to crime was community participation in crime prevention. In response to the immediate concerns of 24 hour surveillance and fence construction, it remained to be determined the source of funds for these two projects. However, the Commissioners had stated at all times that 24 hour coverage was not possible inasmuch as there are other needs in the Authority's other projects of which security was a major item. The Commissioner stated at the meeting of the 26th, the tenants had expressed a wish to cooperate with the Committee and staff in working on this matter. He said we are not proceeding with part-time security and the community, itself, would determine when they will secure the premises.

Another concern was expressed by the Chinatown community, the Commissioner said, in that they were concerned about the appearance of the projects with all the fencing. Since Chinatown is a major tourist attraction, there was some dismay expressed that the project would present a concentration-camp-like appearance. As it is our desire to accommodate the Chinatown community, this must be worked out keeping in mind, of course, the needs of the tenants.

The Chairperson asked for acceptance of this report.

Commissioner Byrnes moved for acceptance with a second from Commissioner Anderson.

Commissioner Ubalde, at this point, asked that Mr. George Lee have an opportunity to speak before we move on this matter.

Mr. Lee stated the tenants are willing to cooperate with staff in working on these problems, but he asked if the staff was willing to cooperate with the tenants' requests. The Secretary said certainly staff would cooperate within their budgetary limitations. This had already been established in the meetings that had taken place with the tenants and the Site and Design Committee. Mr. Lee said, however, that meetings were only in talking stages and that no action had been taken. He asked when action would be taken.

The Secretary responded that this was not quite accurate since we had already assigned security personnel there from 10 to 6 o'clock; we have moved ahead to implement the security improvements. He stated that we had discussed design aspects with the tenants and all these things constituted action.

Commissioner Anderson also took issue with the statement that "no action had been taken" when, in fact, action had been taken. He stated both the Commission and staff were sensitive to the urgency of this situation and said, also, that the tenants must understand the total workload on Authority staff. We have eight thousand units and deal with the problems of 25,000 people, all of whom have needs and all of whom want security. The Commissioner felt the tenants should understand that staff strives to meet all needs within their limitations. He stated that nowhere was there a desire to not work with the tenants.

The Chairperson called the vote on the motion regarding the reports on the two meetings. The "Ayes" were unanimous; motion passed. Chairperson said both reports were accepted. She also stated staff and Committee would continue to work with the tenant group for workable solutions to all problems.

Mr. Lee then presented the Secretary and the Commissioners with the following letter from the tenant group:

September 27, 1978

Mr. Carl Williams
Acting Executive Director
San Francisco Housing Authority
440 Turk Street
San Francisco, CA 94102

Dear Mr. Williams:

It is the decision of the Ping Yuen Tenants Association that because the security situation in our projects is tense and that there has been no commitment on the part of the Housing Authority to provide permanent security guards and that security measures such as gates, fences and lighting have not been completed, we decided to formally withhold our rent. This is to serve as notice to you and your staff that as of October 1, 1978 we will begin placing our monthly rents into an escrow account with the Chinatown Federal Savings and Loan located at 1241 Stockton Street.

We will continue to place our rents into this account until we have adequate assurance that security guards will be provided and until we see the actual completion of the fences, gates and lighting which we have had money allocated for at least two years. It has become apparent to us that our efforts thus far have overall not been fruitful. We feel our demands for guards is reasonable and necessary. The completion of the fences and gates alone will not provide adequate safety for us and our children. It would certainly not have prevented such a gruesome death as that of Julia Wong. It will not prevent future rapes, assaults and burglaries.

It is unfortunate that we tenants must resort to such extreme measures to obtain what we regard as our right to decent and safe housing. Our choice of housing is obviously very limited. However, we find the bureaucratic mentality of the Housing Authority virtually impervious. It is high time that you begin listening and doing rather than finding excuses not to perform.

Sincerely,

/s/ George Lee

George Lee, Chairperson
Ping Yuen Tenants Assoc.

The Commissioners and Secretary read the letter and their comments follow:

Commissioner Ubalde stated he felt this letter with the stated intent was a decided breach of the spirit evinced at the meetings of the 21st and 26th. Both he and Commissioner Fong along with staff had exceeded themselves in the time and efforts they had put into these meetings in view of other meetings cancelled, and other matters not attended to. He said, also, the tenants of Ping Yuen had been apprised of the fact that elevator safety features had been ordered; that similar crimes existed throughout all the projects. And now, for the tenants to write such a letter was a total breach of faith with the Commission, and staff, and with the tenants' agreement.

The Secretary also felt this was a breach of confidence and trust inasmuch as normal bidding procedures were waived in order to repair fences and gates as expeditiously as possible; architects have met with the tenants; Commissioners have taken time with them. Now for the tenants to give us a letter such as this is most disappointing. He stated our attorneys would be in contact with them.

The Chairperson asked for guidance from Counsel; however, the tenant contingent left the meeting. Mr. Lee was asked to stay to hear Counsel, but he felt he should leave with the other tenants.

Counsel said, naturally, withholding of rents meant a lack of money to perform necessary services. She stated the California Code addresses itself to specific conditions for withholding rents, none of which were present in the tenants' letter. She thought the attorneys for the tenants' group would be in touch with her at which time she would apprise the Commission the appropriate means to handle the situation. If the tenants wish to withhold rent, they must go to arbitration or court. She stated she would also advise the Commission on the legal position we should take.

Before moving on to the next order of business, Commissioner Ergina asked Commissioner Ubalde of the possibility of using residents as volunteers in the security measures since this has been tried successfully elsewhere. He was told that this was a major consideration of the Site and Design Committee, since they felt the best deterrent to crime is community participation. The community did agree to participate in a training effort in that direction.

9. NEW BUSINESS:

The Secretary stated we have received notification that our national NAHRO dues are now due and payable in the amount of $1,369.21, and requested authorization for payment.

After some discussion, Commissioner Anderson moved for payment with a second from Commissioner Ubalde. Unanimously passed.

At this point the Secretary stated he just received word that HUD had approved the litigation settlement passed on by the Commission earlier in the meeting; therefore, the 1880 Pine Street issue was closed.

Commissioner Ubalde passed out a survey to the Commissioners which had been taken by staff and which dealt with crime statistics and elevator maintenance calls.

10. ADJOURNMENT:

There being no further business to come before the meeting, the meeting was adjourned at 10:49 A.M.

_____
Chairperson

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, October 26, 1978

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, October 26, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:10 A.M.

Roll call found the following members to be:

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PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Acting Executive Director

Chairperson stated Counsel Johnson was in court and would return as soon as possible.

The Chairperson declared a quorum present.

2. VISITORS:

The Secretary acknowledged and welcomed these visitors:

Steve Rubenstein, S.F. Chronicle
Dexter Waugh, S.F. Examiner
Lillie Ransom, PHTA
Christine Neal, PHTA
George Lee, PYTA
Judith Alexandre, League of Women Voters

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved for adoption of the agenda; seconded by Commissioner Anderson. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Ergina made a motion to approve the minutes of the meeting of September 28, 1978, as mailed. Seconded by Commissioner Byrnes and unanimously carried.

5. COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Community Development Status Report

The Secretary stated there was a report on the Community Development Program which had been given to each Commissioner. This progress report listed only those items that had not been completed in the September 1978 Progress Report.

Exterior painting and window replacement at Westside courts had been completed; exterior painting and window replacement at Potrero Terrace were scheduled to begin on October 23, 1978.

In terms of dollars and cents, approximately $625,000 had been expended and/or committed in contract documents over the past six weeks.

The Secretary stated this was still being watched very closely, and we would periodically have new reports.

The Secretary then gave an update on the Ping Yuen matter stating that Supervisor Molinari, representative of that district, had expressed a desire to serve as mediator in this dispute. He did meet with the Supervisor, the Secretary stated, along with representatives of the Ping Yuen Tenants Association and their legal counsel in Supervisor Molinari's office last week. At that time they agreed on the time, date and location of the first meeting. The meeting was to be held on Tuesday, October 24, 1978. However, subsequent to that meeting a letter was received stating that this meeting was cancelled. The meeting has not been rescheduled. The Secretary stated he had communicated to the residents the fact that the Authority, the Commissioners and staff all stood ready to meet with and work with the residents on this matter. We have been moving forward on the physical improvements in addition to other programs there, including our legal program.

There was a question raised regarding the status of the rent strike at Ping Yuen. It was stated that 168 residents had not paid their rent and it is not known how many of these tenants had placed their rent into an escrow account as provided for under state law where rent is withheld for cause. However, it is our legal opinion that the strike is not permissible under this code, since the project was not physically uninhabitable nor did physical conditions render the units unsafe. None of the communications from the residents cite physical conditions; the complaint is lack of security guards and maintenance.

7. REPORT OF COUNSEL:

Counsel had not returned from court.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

The following report was prepared to introduce the first resolution:

Award of Contract - Security Lighting, Hayes Valley, CAL 1-18(7)

On Tuesday, October 3, 1978, bids were received for the installation of additional exterior lighting for security purposes at the Hayes Valley Apartments.

This development is one of several projects where planned security lighting is to be installed, funded from the 1978 Community Development Block Grant.

Two bids were received as follows:

1.	E.C. and S. Corp.	$ 29,485.00
2.	Paganini Electrical Corp.	$ 41,970.00

The low bid is within the available funds for the work. Staff recommends award of the contract to the low bidder.

RESOLUTION NO. 2201
* * * * * * * * * * *

RESOLUTION RATIFYING AWARD OF CONTRACT FOR CAL 1-18(7)
HAYES VALLEY EXTERIOR LIGHTING
* *

RESOLUTION NO
* * * * * * * * * * *

RESOLUTION RATIFYING AWARD OF CONTRACT FOR CAL.1-18(7), HAYES VALLEY EXTERIOR LIGHTING
* *

WHEREAS, on September 6, 7 & 11, 1978, the Authority advertised for bids for exterior lighting; and

WHEREAS, on October 3, 1978, the following bids were received for exterior lighting, publicly opened in accordance with said advertisement and read aloud;

1. E. C. and S. Corporation $29,485.00

2. Paganini Electrical Corporation $41,970.00

WHEREAS, after review of the bids, it has been determined the low bid received is within the estimated budget; and

WHEREAS, a telephone poll of the Commission was conducted on October 20, 1978 to secure approval to award this contract;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the exterior lighting be awarded to E. C. and S. Corporation in the amount of $29,485.00

II. That this action shall not constitute notice to the contractor of the award of the contract and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

IV. That said ratification and approval authorized and directed the Acting Secretary-Executive Director to execute a contract with the contractor above on behalf of this Authority.

It was stated the source of funding for this project was to be a combination of both CD 1978 and Modernization Phase V.

Commissioner Byrnes moved for adoption with a second from Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert

Chairperson declared resolution passed.

In presenting the second Resolution, the Secretary stated the new Travel Policy was a result of a communication from the Mayor who expressed concern in this regard. We were already in the process of preparing a policy and upon receiving this communication from the Mayor, incorporated provisions which were compatible with the policy of the City and County of San Francisco and is consistent with requirements of the Department of Housing & Urban Development.

There was some discussion on the determination of appropriate travel; also, it was determined that tenants' travel with tenants' funds would not be governed by this policy. This policy governs travel with Authority funds only. A copy of this policy has been sent to HUD. However, they had not been heard from at this point. It was stated if there were any changes in the HUD regulations we shall make corresponding changes in this policy.

RESOLUTION NO. 2202
* * * * * * * * * * *

RESOLUTION SETTING FORTH THE REVISED TRAVEL POLICY OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO IN CONNECTION WITH THE PERFORMANCE OF OFFICIAL DUTIES OUTSIDE THE CITY AND COUNTY OF SAN FRANCISCO BY ANY OFFICER, COMMISSIONER, COUNSEL, STAFF MEMBER OR RESIDENT OF THE PUBLIC HOUSING PROGRAM IN THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO. _____

RESOLUTION SETTING FORTH THE REVISED TRAVEL POLICY OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO IN CONNECTION WITH THE PERFORMANCE OF OFFICIAL DUTIES OUTSIDE THE CITY AND COUNTY OF SAN FRANCISCO BY ANY OFFICER, COMMISSIONER, COUNSEL, STAFF MEMBER OR RESIDENT OF THE PUBLIC HOUSING PROGRAM IN THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, Department of Housing and Urban Development Handbook 7401.1, Chapter 5, Section 1, provides that the local housing authority shall adopt regulations governing reimbursement of travel expenses to its members and employees; and

WHEREAS, said HUD regulations provide that reimbursement for travel expenses shall be comparable with local public practice and shall cover only travel costs which are necessary to enable the local agency to operate its program economically and efficiently; and

WHEREAS, present travel policy contains deficiencies and is not in full conformity with HUD requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. *The attached policy (Exhibit A) shall be the official travel policy of the San Francisco Housing Authority and shall take effect immediately.*

2. *Until such time as the fiscal situation is resolved at the Housing Authority, there will be no travel undertaken unless it involves a matter of pressing urgency to the Authority and its residents.*

3. *Should any conflict arise between the policy herein adopted and any previous policy of this agency relating to travel, this policy will prevail.*

EXHIBIT A

OFFICIAL TRAVEL POLICY OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

1. Travel is to be taken by Commissioners, Counsel, staff, or duly elected resident representatives only when such travel can be shown to be clearly in the best interests of the low rent housing program in San Francisco and the residents of said program.

2. Travel is to be approved only for conferences or workshops directly relevant to government-subsidized low-rent housing programs administered by the San Francisco Housing Authority or to be administered by the San Francisco Housing Authority.

3. Any authorized Officer, Commissioner, Counsel, staff member, or duly elected public housing resident representative, who travels outside the City and County of San Francisco on official business as specified above, shall be allowed as the expense incident to said service the actual cost of transportation, including pullman charges, if any, together with an amount for living expenses not to exceed twenty dollars per day for each and every day while absent on said official business, or, with the written concurrence of the Treasurer (Executive Director) and Assistant Treasurer (Controller) of the Housing Authority, such actual and necessary travel and other expenses as may be incurred.

4. Travel expenses shall be based upon the most efficient, direct and economical mode of transportation. For any air travel, less than first class accomodation shall be used unless only first class accomodations are available at the time necessary for the travel or if first class accomodations are essential for reasons of the traveler's health.

5. The number of days which shall be used as the basis for computing the allowance for expenses other than transportation shall not exceed the number of days required in traveling and attending to the business or the purpose for which the trip is made. However, if necessary, a reasonable period of time may be allowed to consummate traveling arrangements and that days taken up by unavoidable accidents or illness while enroute and certified to by a duly licensed physician, surgeion, or Christian Science practioner shall be construed as days devoted to official business.

6. No allowance shall be made for traveling expenses provided for in this policy unless funds have been allocated in a HUD-approved Housing Authority budget and are available for travel purposes.

7. Each trip to a destination outside the City and County of San Francisco by a Commissioner, Counsel, or Executive Director of the Housing Authority must be authorized in advance by a resolution of the Board of Commissioners approving the trip as essential to the conduct of the public housing program in San Francisco.

8. The Executive Director is authorized to approve trips to destinations outside the City and County of San Francisco for the conduct of offical business for all other Housing Authority staff members and duly elected public housing resident representatives provided that travel funds are within approved budgets to cover travel costs.

9. No more than two Commissioners and/or two staff members and the Executive Director will be permitted to attend any housing-related function occuring outside the boundaries of the City and County of San Francisco under any circumstances except for those conferences and workshops in the immediate Bay Area.

10. *Commissioners of the San Francisco Housing Authority are to be limited to two trips on official business outside the City and County of San Francisco each fiscal year except for conferences and workshops held in the immediate Bay Area.*

11. *Travel of Counsel and staff will be decided upon by the recommendation of the Executive Director and voted approval of the Commission.*

12. *Two duly elected representatives of public housing residents will be permitted to travel to one conference each per fiscal year with funding for said trip to be paid for out of funds from the budget of the San Francisco Public Housing Tenants Association.*

13. *All those who travel outside the City and County of San Francisco on Authority-related business are to submit written reports to the next regularly scheduled Commission meeting of the San Francisco Housing Authority.*

14. *The Treasurer and Assistant Treasurer of the Housing Authority shall advance the sums necessary for traveling expenses, based directly on the costs of the area to which travel is made. Proper account and return must be made of these sums by the person receiving them within ten business days after the person returns to the City and County of San Francisco. Failure to account for advance monies within the period specified will result in inability to perform any other Housing-related travel under any circumstances. If an advance check is issued and for some reason the trip is not made, said check must be returned to the Authority within five business days. If the advance check is cashed, and if for some reason the trip is not made, the appropriate reimbursement must be made within five business days.*

15. *All expenditures of over $10.00 must be accounted for by receipts. All non-subsistence expenses must be accounted for by receipts in any amount. All vouchers submitted for travel must be completed by the employee himself, in his own handwriting, and be accompanied by the required documentation.*

16. *Allowance for meals is not to exceed $20.00 per day.*

17. *When a voucher is completed and processed, if traveler is informed that reimbursement is owed to the Housing Authority, said reimbursement must be made within five business days. The Controller's office will audit all vouchers and will bill traveler for any expenses not permitted by this travel policy.*

18. *All airline reservations are to be made in advance by the Authority through its established travel agent or through the agent desired by the traveler. The Authority will not reimburse those who make their own reservations. Attempts will be made to make reservations in advance to take advantage of possible discounts.*

19. *The Authority will not pay in any fashion for any traveling expenses for spouses and/or dependents of the traveler (including pre-pay). If a hotel room taken is larger than a single, difference in rate from a single room will not be subsidized by the Housing Authority.*

20. *On Authority-related travel, no reimbursement is to be made for purely personal expenses such as child care or recreation or for official entertainment (i.e. buying meals or refreshments for other delegates or officials).*

21. *For ground travel, taxi cab fares will not be an allowable expense if cheaper means of travel (e.g. limousine, bus) are available at the time of usage.*

22. *For any trip to destinations outside the City and County of San Francisco involving use of privately owned automobiles for transportation to and from airports, or for transportation for*

all or part of the main trip, a mileage rate for reimbursement is established at comparability with the mileage rate established for use of privately owned automobiles in connection with official duty or service in the City and County of San Francisco.

Commissioner Anderson made the motion to adopt; Commissioner Byrnes seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: The Rev. Dr. A.C. Ubalde, Jr.
George Patton Colbert

Chairperson declared Resolution passed.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:27 A.M.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Adjourned Regular Meeting Held:
Thursday, November 16, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, November 16, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:07 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: George Patton Colbert

ALSO PRESENT: Carl L. Williams, Secretary/Acting Executive Director
Lois L. Johnson, Counsel

Chairperson declared a quorum present.

2. VISITORS:

The Secretary acknowledged and welcomed these visitors:

Jill Nelson, Ping Yuen Tenants (Law Clerk, Chinatown Neighborhood Legal Asst.)
Edwin M. Lee, Asian Law Caucus
Ling-Chi Wang, National Assn. of Chinese Americans
Henry Der, Chinese for Affirmative Action
Agnes L. Lee, Chinatown Neighborhood Improvement Resource Ctr.
Jack Lee, Attorney for Ping Yuen Tenants
Willie Mae Coleman, Chairperson of Grievance Board
Alvin P. Norman, Jr., Bay View-Hunters Point Concerned Citizen
Ralph G. Craib, S.F. Chronicle
Jim Clancy, KTVU
Craig Scheiner, KTVU News
Alan Cline, S.F. Examiner
Yolanda Huang, S.F. Journal
Judith Alexandre, League of Women Voters
Christine Neal, PHTA
Rebecca Purnell, PHTA
Larry Brownell, KYA
Les Chang, East/West Newspaper
Chang Jok Lee
Louise Yee, P.Y. Association
George Lee, Ping Yuen

3. APPROVAL OF AGENDA:

Commissioner Ergina moved the agenda presented be the agenda of the day; seconded by Commissioner Ubalde. Unanimously passed.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved the minutes of the meeting of October 26, 1978, be approved as mailed. Seconded by Commissioner Anderson. Unanimously carried.

5. COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

No report.

7. REPORT OF COUNSEL:

Routine matters only.

8. UNFINISHED BUSINESS:

The following report preceded the first resolution:

On August 17, 1978, the Commission adopted Resolution No. 2187 authorizing the Executive Director to amend the Annual Contributions Contract. HUD has informed us that it is necessary for the Commission to adopt certain "boiler plate" language in order for the amendment to be executed.

RESOLUTION NO. 2203
* * * * * * * * * * *

RESOLUTION AMENDING RESOLUTION NO. 2187 AND AUTHORIZING THE EXECUTION OF AMENDMENT NO. 40 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT: AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES
* *

RESOLUTION NO. ____

RESOLUTION AMENDING RESOLUTION NO. 2187 AND AUTHORIZING THE EXECUTION OF AMENDMENT NO. 40 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT; AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

WHEREAS, the Commission did adopt Resolution No. 2187 approving Amendment No. 40 to the Annual Contributions Contract; and

WHEREAS, the Department of Housing and Urban Development requires that the following provisions be adopted in order to execute the amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Bank of America, NT & SA, and the San Francisco Housing Authority have previously entered into a General Depositary Agreement, Form HUD-51999A dated May 29, 1969, which provides for the deposit of specified monies of "...one or more additional low rent housing projects ...". The San Francisco Housing Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Agreement.

3. The Acting Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents, requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the San Francisco Housing Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or subsitute for any Project Loan Notes (in the Contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") issued by the San Francisco Housing Authority in anticipation of the delivery of Project Loan or Permanent Notes, there are hereby authorized to be issued, from time to time, Project Loan and Permanent Notes of the San Francisco Housing Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of Project Loan or Permanent Notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each Project, less the sum of (1) the principal amount ofBonds issued to finance such Development Cost and (2) the principal amount of Project Loan, Permanent, or Project Notes issued to finance such Development Cost and which hs then been retired from funds other than the proceeds of any loan obtained by the San Francisco Housing Authority.

(B) Each such Note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution; shall be signed in the name of the San Francisco Housing Authority by the Chairperson/Acting Chairperson; shall have the official seal of the San Francisco Housing Authority impressed thereon and attested by the Secretary/Acting Secretary. Each Project Loan Note shall be in substantially the form of Form No. HUD-9204 and each Permanent Note shall be in substantially the form of Form no. HUD-52250, each of which form

is incorporated herein by reference and made a part hereof. Project Loan Notes and Permanent Notes ahll be issued to finance the Development Cost of Non-Permanently Financed Projects and Permanently Financed Projects, respectively.

(C) Each Note issued with respect to any Project shall be a direct and general obligation of the San Francisco Housing Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes, and, together with all other Notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the San Francisco Housing Authority and authorized to be pledged to such payment pursuant to the Contract and (2) by a pledge of an lien on the Residual Receipts of such Project after providing for the payment of Bonds issued in respect to such Project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each Note issued with respect to any Project, together with each other Note issued with respect to such Project, the San Francisco Housing Authority, to the fullest extent permitted by the Laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such Project, including that certain real property relating to each such Project and more particularly described in the trust instrument of any amendment thereto as executed and recorded by the San Francisco Housing Authority pursuant to the Contract: Provided, that in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds, and (2) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective it is the intention of the San Francisco Housing Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the San Francisco Housing Authority to pay the principal of and interest of each Note from other funds of the San Francisco Housing Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) The term "Resolution" shall mean this Resolution.
(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meanings ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the San Francisco which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract here hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective: Provided further, that the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

7. This Resolution shall take effect immediately.

In answer to questions raised, the Secretary clarified the intent of this resolution by stating this basically amends the contract to contain language regarding project notes, the filing of the project notes, and the disposition of the project notes. This amendment does not give us more money nor does it take money away; it is not limiting in any fashion; it does not give us more power than we have; this amendment simply adds certain language.

Commissioner Byrnes made a motion to adopt, seconded simultaneously by Commissioners Ubalde and Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolution passed.

9. NEW BUSINESS:

The next resolution was presented with this report:

Rescision of Resolution No. 1450

On May 5, 1965, the Commission adopted Resolution No. 1450, which instituted the practice of providing a meal allowance to employees who work overtime. This practice does not exist with the City and County of San Francisco, nor to our knowledge, does it exist at housing authorities.

This practice in my opinion is improper considering that employees who do have occasion to work overtime receive their compensatory time or overtime pay depending upon their classificaiton.

Therefore, I recommend passage of the attached resolution which will Rescind Resolution No. 1450.

RESOLUTION NO. 2204
* * * * * * * * * * *

RESOLUTION RESCINDING RESOLUTION NO. 1450
* *

RESOLUTION NO. ____

RESOLUTION RESCINDING RESOLUTION NO. 1450
* *

WHEREAS, on May 5, 1965, the Commission passed Resolution No. 1450 establishing meal allowances for overtime workers; and

WHEREAS, such practice is not comparable to any practice within the City and County of San Francisco; and

WHEREAS, employees who do work overtime receive either compensatory time or overtime pay depending upon their classification.

NOW THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Resolution No. 1450 is hereby rescinded and meal allowances are now terminated for overtime workers.

2. This Resolution take effect immediately.

There being no questions, Commissioner Anderson moved for adoption; seconded by Commissioner Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolution passed.

The Secretary reported on the next resolution:

Automobile Allowances

On August 17, 1978, the Commission placed a freeze on the payment of automobile allowances to Housing Authority executives. The payment of automobile allowances is not a comparable practice within the City and County of San Francisco nor at other Bay Area housing authorities. Also it is my view that such a practice is fiscally imprudent.

The following represents the eligible positions and rate of compensation for this allowance:

Executive Director	$ 308	monthly
Deputy Executive Director	308	"
Chief, Finance	225	"
Controller	225	"
Assistant Executive Director	225	"
Commander, Police	375	"
Director, Program Development	225	"
Director, Housing Operations	225	"

During the past year payments under this practice totalled $25,392.

The attached resolution would end these monthly allowances permanently. If Authority executive were unable to obtain a fleet behicle and chose to use their personal car on Authority business, this would be reimbursed on a per trip basis at a mileage rate comparable to that paid by the City and County of San Francisco.

The Secretary recommended adoption of this resolution.

RESOLUTION NO. 2205
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE DISCONTINUATION OF PAYMENT OF AUTOMOBILE ALLOWANCES TO SAN FRANCISCO HOUSING AUTHORITY EXECUTIVES
* *

RESOLUTION NO. ____

RESOLUTION AUTHORIZING THE DISCONTINUATION OF
PAYMENT OF AUTOMOBILE ALLOWANCES TO SAN FRANCISCO
HOUSING AUTHORITY EXECUTIVES
* *

WHEREAS, the Commission took action on August 17, 1978, placing a freeze on the payment of automobile allowances to San Francisco Housing Authority executives; and

WHEREAS, payment of automobile allowances is not the policy of the City and County of San Francisco with which we maintain comparability; and

WHEREAS, payment of automobile allowances is fiscally imprudent.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Payment of fixed automobile allowances to Housing Authority staff members is permanently discontinued.

2. If fleet cars are unavailable to staff members for business use, mileage is to be paid on a per-trip basis at an allowance comparable to that of the City and County of San Francisco.

3. This resolution take effect immediately.

Commissioner Ubalde made the motion to adopt; Commissioner Anderson seconded. The vote:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolution passed.

The fourth and fifth resolutions were introduced with the following report:

REJECTION OF BIDS - HUNTERS VIEW, CAL 1-18(3) TARGET PROJECTS PROGRAM

In an effort to attract more interested bidders, Staff advertised for bids for rehabilitation of Hunters View dwellings in two packages. One segment - Contract Area A for 106 dwelling units - was bid first, followed by Contract Area B for 99 dwelling units two days later.

The same bidders responded to each advertisement. The high bidder for Contract Area A declined to submit a bid for Area B.

In evaluating the bids for both areas, Staff, with its consultants, met with HUD representatives. The same Contractor was apparently low bidder in each case. The bid evaluation disclosed that all bids were considerably over the budget for the work. In addition, the apparent low bidder in both situations failed to submit certain required documents with his bid amount. These documents were the Affirmative Action plan required under Section 3 of Housing and Urban Development Act of 1968 and the Non-Collusive Affidavit. Staff concludes that this omission by the apparent low bidder constitutes an unresponsive bid.

Accordingly, Staff recommends rejection of bids received for both Contract Areas.

RESOLUTION NO. 2206
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RESOLUTION REJECTING BIDS FOR REHABILITATION OF 106 DWELLING UNITS - CONTRACT AREA A - HUNTERS VIEW PUBLIC HOUSING PROJECT CAL 1-18(3) - TARGET PROJECTS PROGRAM
* *

RESOLUTION NO.
* * * * * * * * * * * * *

RESOLUTION REJECTING BIDS FOR REHABILITATION OF 106 DWELLING UNITS - CONTRACT AREA A - HUNTERS VIEW PUBLIC HOUSING PROJECT, CAL 1-18(3) - TARGET PROJECTS PROGRAM
* *

WHEREAS, on September 20, 21, 22, 1978, the Authority advertised for bids for the rehabilitation of 106 dwelling units designated as Contract Area A in Hunters View Public Housing Project, CAL 1-18(3); and

WHEREAS, on October 31, 1978, the following bids were received, publicly opened in accordance with said advertisement, and read aloud:

1.	De Narde Construction Co.	$3,020,520
2.	S. J. Amoroso-Verrett Construction Company, J.V.	$3,293,000
3.	Nibbi Brothers	$3,455,000

WHEREAS, the Authority has reviewed the bids received with the following conclusions:

1. The apparent low bidder submitted an unresponsive bid with respect to bid requirements concerning Affirmative Action and Non-Collusive affidavit.

2. All bids received exceeded the budget amount set aside for the work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned bids received for the work are hereby rejected.

II. That the Acting Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.

III. That the Acting Executive Director is hereby directed to proceed immediately to make necessary revisions and re-advertise for bids for this work.

RESOLUTION NO. 2207

* * * * * * * * * * *

RESOLUTION REJECTING BIDS FOR REHABILITATION OF 99 DWELLING UNITS - CONTRACT AREA B - HUNTERS VIEW PUBLIC HOUSING PROJECT CAL 1-18(3) - TARGET PROJECTS PROGRAM

* *

RESOLUTION NO.
* * * * * * * * * * * *

RESOLUTION REJECTING BIDS FOR REHABILITATION OF 99 DWELLING UNITS - CONTRACT AREA B - HUNTERS VIEW PUBLIC HOUSING PROJECT, CAL 1-18(3) - TARGET PROJECTS PROGRAM
* *

WHEREAS, on September 20, 21, 22, 1978, the Authority advertised for bids for the rehabilitation of 99 dwelling units designated as Contract Area B in Hunters View Public Housing Project, CAL 1-18(3); and

WHEREAS, on November 2, 1978, the following bids were received, publicly opened in accordance with said advertisement, and read aloud:

1.	De Narde Construction Co.	$2,830,114
2.	S. J. Amoroso-Verrett Construction Company, J.V.	$2,915,300

WHEREAS, the Authority has reviewed the bids received with the following conclusions:

1. The apparent low bidder submitted an unresponsive bid with respect to bid requirements concerning Affirmative Action and Non-Collusive affidavit.

2. All bids received exceeded the budget amount set aside for the work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned bids received for the work are hereby rejected.

II. That the Acting Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.

III. That the Acting Executive Director is hereby directed to proceed immediately to make necessary revisions and re-advertise for bids for this work.

The Secretary stated new specifications would be prepared immediately with new language regarding the affirmative action program, and we will then re-bid these jobs. He said this will be done in accordance with the revised HUD guidelines on affirmative action. Discussion arose on the subject of the affirmative action requirements; however, Counsel stated that affirmative action was not the issue, that all bids were rejected because all exceeded budgetary limitations.

Commissioner Ubalde moved for passage of these resolutions; seconded by Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolutions passed.

The Secretary prepared the following report in support of the sixth resolution:

PHASE III - EDA GRANT, WATER LINE INSTALLATION, CAL 1-18(3) HUNTERS VIEW

The Authority, in September 1977, received a grant from the Economic Development Administration for installation of new water mains in the Hunters Point area. The construction work under the grant was planned in three phases.

Phase I has been completed in the area of the Harbor Slope area. Due to revisions of the T.P.P., the next phase (Phase II) was delayed in favor of Phase III to coincide with the planned rehabilitation at the Hunters View project.

Bids were received on November 9, 1978, with the following results:

1. Mitchell Company $360,205.00
2. F.W. Spencer Co. $385,953.00
3. McGuire & Hester Co. $458,110.00

The apparent low bidder has submitted a proposal within the estimated budget. Staff has analyzed the bid and has investigated the company and recommends award of the contract.

RESOLUTION NO. 2208
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR WATERLINE INSTALLATION
CAL 1-18(3) HUNTERS VIEW (EDA GRANT PHASE III)
* *

RESOLUTION NO.
* * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR WATERLINE INSTALLATION
CAL 1-18(3) HUNTERS VIEW (EDA GRANT PHASE III)

WHEREAS, on October 21, 1976, the Commission of the Housing Authority of the City and County of San Francisco passed Resolution No. 2054 authorizing the San Francisco Housing Authority to apply for grant funding under the Public Works Act of 1976 from the U. S. Department of Commerce Economic Development Administration; and

WHEREAS, the Authority subsequently received a grant from the Department of Commerce for the upgrading of sewer and water lines in the Hunters Point area; and

WHEREAS, in conformance with the regulations of the Economic Development Administration, the Authority advertised for bids on October 20, 23 and 24, 1978 for Phase III of the proposed work, water line installation at Project CAL 1-18(3), Hunters View; and

WHEREAS, on November 9, 1978, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

	NAME OF BIDDER	BID AMOUNT
1.	Mitchell Company	$360,205.00
2.	F. W. Spencer	$385,953.10
3.	McGuire & Hester	$458,110.00

WHEREAS, after review of the engineers estimate, it has been determined that the low bid received for the work is within the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract be awarded to the Mitchell Company for the waterline installation.

II. That this notice shall not constitute notice to the Contractor of the award of the Contract and now award shall be effective until the Contractor is given written notice thereof.

III. That this notice is contingent upon receipt and approval of the Contractor's Affirmative Action Program and receipt of satisfactory evidence of the Contractor's ability to produce a performance and payment bond confirming the work.

IV. That this notice authorizes and directs the Secretary-Executive Director to execute a Contract with the Contractor above and on behalf of this Authority contingent upon the above.

Commissioner Anderson moved for adoption with a second by Commissioner Ergina. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Chairperson declared resolutions passed.

At this point, Chairperson Wallace turned the gavel over to Vice Chairperson Byrnes.

The Secretary presented a status report regarding the Ping Yuen rent strike:

As you are aware, we are continuing to have a rent withholding action taken against the Housing Authority, sponsored by the Ping Yuen Residents Association, because of the alleged security problems at Ping Yuen. Staff has met on numerous occasions with the Ping Yuen Tenants Association to try to resolve this problem. The August murder of a Ping Yuen resident was the major influence in the Resident Association taking this rent withholding action.

The residents base their rent withholding protest on the fact that the Housing Authority should provide security for the residents of Ping Yuen as well as their concern regarding the delays in installing security devices as approved under our Community Development programs. The Ping Yuen Residents Association requested a Grievance Hearing as provided for in our lease to present their reasons for withholding rent. At the Grievance Hearing held on Monday, November 6, Counsel Johnson and Staff represented the Housing Authority before the Resident Grievance Panel. We have just been advised that the decision of the Grievance Panel was in favor of the residents, and their decision was that the residents should withhold rents until the Housing Authority provides security.

As you know, the Housing Authority is deeply concerned regarding the security of all of the residents of public housing, and if feasible would recommend that security guards be provided at many of our project sites where security is a problem.

At the grievance hearing, the Ping Yuen Residents Association indicated that all four buildings at Ping Yuen require guards at least during the hours of 10 p.m. to 6 a.m. As we have explained to the Residents Association at the hearing and on many occasions prior to the hearing, the Housing Authority simply does not have the funds to provide this level of intensive security. We have an eighteen member police force for all forty-two of our projects, and at the present time do not have sufficient funds to expand this security force in the numbers that would be required to provide security guards for all of our developments.

We have indicated a willingness to seek other funding sources as well as increasing the awareness of the City Police Department regarding their responsibilities for public housing residents. We stand ready to work closely with the Ping Yuen Residents Association and any other Resident Association of public housing to jointly seek out funding from HUD, LEAA or any other available resources.

The action I am requesting the Commission take is to reject the decision of the Grievance Panel. This action is based on the section of our Grievance Procedure as negotiated with P.H.T.A. and approved by HUD, that gives the Housing Commission the Authority to overrule the decision of the Grievance Panel, namely Section 7 of the Grievance Procedure.

Staff is of the opinion that the grievance does not concern the S.F.H.A. action, or failure to act, in accordance with or involving the tenants lease of S.F.H.A. regulations which adversely affect the tenants' rights, duties, welfare or status. The accompanying resolution has been prepared for your consideration. We strongly urge that this resolution be approved by the Commission, and we further recommend that Staff be instructed to continue to meet with the Residents Association and any other interested parties to attempt to resolve this serious problem.

Commissioner Ubalde asked for clarification of the Panel's decision.

Mrs. Ransom, President of PHTA, spoke saying they have an attorney to represent all tenants and she asked that this decision be postponed until their attorney could attend the meeting. However, clarification of the Grievance Panel's decision was called for.

Ms. Coleman spoke for the Panel: She stated the Panel was instructed to make a fair and impartial decision and she felt they kept an open mind. But in view of all the evidence produced by the tenants that they had been requesting maintenance for the past eight years, which requests had gone unfulfilled; and because there are 90% elderly Chinese who speak no English and there is no bi-lingual telephone operator to assist with their emergency calls; and because elevators were constantly out of repair and no one to keep down vandalism to the lighting; the Panel's decision was in favor of the tenants.

In the discussion that ensued it was established that the elevator safety repairs had indeed been accomplished at least three weeks prior; however, there had been an incident of one elevator breaking down since then. It was also emphasized by Commissioner Ubalde, Chairman of the Site and Design Committee, that the complaints of maintenance, upon which the Panel based their decision, were entirely new to the Commission. Previously, all complaints were based upon security; no reports on maintenance had been brought to their attention. The validity of the evidence of lack of maintenance was not challenged; it was the final decision of the Panel, based upon this evidence which had never been brought to the attention of the Commission, which was now being questioned. The Commissioner felt the Commission could not make an appropriate decision based on incomplete information.

Counsel Johnson, having been called upon for a legal opinion, stated the the Grievance Panel's decision was binding. However, she cited the appropriate section in the Grievance Procedure setting forth the conditions under which the Commission can overturn that decision. Inasmuch as there had been a question about the propriety of again presenting evidence which had already been heard in the 6-hour Grievance Procedure, Counsel stated the Procedure also provided that the Commission could hear again any testimony which would aid them in making a decision to either overturn or ratify a Panel's decision.

At this point, Commissioner Wallace made a motion to postpone this matter until the December 21st Commission Meeting; until which time this matter would be put back into the hands of the Site and Design Committee with Staff continuing negotiations. Commissioner Anderson seconded.

In the discussion that followed it was again brought out that the Panel's decision had been made on issues involving maintenance, whereas the original grievance was security. It was also stated that there was sufficient time, from now until the meeting of December 21st, to bring all issues before the Site and Design Committee. Ms. Coleman, the Grievance Panel's representative said the Panel had based their decision on both maintenance and security, whereupon Commissioner Anderson said maintenance was an issue more easily addressed than security. He asked that tenants work with Staff in obtaining funds for security. He referred back to the Secretary's report wherein it was stated we have only an eighteen member police force

for forty-two projects and insufficient funds to expand this security force. Commissioner Fong went into considerable detail to explain to the tenants present the lengths to which the Commissioners had gone while in Washington, D.C. to obtain funds not only for deferred maintenance, but for security. They asked for $45 million for maintenance and an additional $1 million for security. The Commissioner stated that our Mayor, Governor, congressmen and assemblymen all wrote letters to support our request. When HUD's budget is presented to Congress we hope to have greater funding for these purposes.

At this point Jack Lee, attorney with the Asian Law Caucus and representative of Ping Yuen Tenants Association, asked that Counsel Johnson disqualify herself from sitting on this panel because she is the advocate and spokesperson for the Housing Authority and he felt she could not give unbiased advice. Secondly, he asked that the Secretary reply to Supervisor Molinari's offer to mediate a meeting this Saturday. He said the tenants had already agreed to this.

The Secretary responded that he was now discussing this matter with the Commission and he reminded Mr. Lee that he had agreed to having Supervisor Molinary mediate the first time a meeting was called and subsequently called off by the tenants. The Secretary said he saw no reason why we could not have a fruitful meeting.

Commissioner Wallace then answered Mr. Lee's first question saying Counsel Johnson is Counsel for the San Francisco Housing Authority and its Commission and as such, speaks for them. However, she would seek an opinion from the City Attorney this same day. She again stated she would like to postpone a decision until the next Commission Meeting.

It was requested by Mr. Lee that there be no further legal proceedings until after the December 21st meeting. However, Counsel stated that inasmuch as the Authority knows nothing of an alleged escrow account for the rents withheld, and since some of the tenants have withheld their rent, in accordance with HUD regulations 14-day notices have been sent out and must be followed up on. She did state that we would not proceed with any other legal proceedings than just stated.

With that, the question was called on the motion on the floor. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: George Patton Colbert

Acting Chairperson Byrnes declared motion carried.

At this point Mr. Lee stated that he had attempted to contact someone in the Authority as he did have a list of the tenants who had paid their rent into escrow and he was willing to turn this over to the appropriate individual in the Authority. He also stated that according to the Grievance procedure the Authority was obligated to provide the tenants with a notification within 15 days, of the decision of the Panel and this should be provided in the Chinese language. He was then asked to turn his information regarding the escrow account over to Counsel or the Executive Director.

10. ADJOURNMENT:

There being no further business to come before the Commission, meeting was adjourned at 11:26 A.M.

_____
Chairperson

_____
Secretary

A&S
#3
12/7/78

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

DEC 19 1978

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Regular Meeting Held:
Thursday, December 7, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 9:00 A.M., Thursday, December 7, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 9:08 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner

Chairperson announced Commissioner Colbert would be late.

EXCUSED: James San Fong, Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Acting Executive Director
Lois L. Johnson, Counsel

Chairperson declared a quorum present.

2. VISITORS:

The Secretary acknowledged and welcomed the following visitors:

Michael Grieg, S.F. Chronicle
Judith Alexandre, League of Women Voters
Lillie Ransom, PHTA
Christine Neal, PBTA

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved the agenda presented be the agenda for the day; seconded by Commissioner Anderson. Unanimously passed.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved for approval of the minutes of the meeting of November 16, 1978. Commissioners Anderson and Ubalde seconded simultaneously. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

The Secretary stated that the report on status of actions taken since he had become Executive Director which had been prepared for Mayor Moscone was now being revised and it would be forwarded on to our new Mayor, Diane Feinstein. He was also requesting an opportunity to sit down with her, at her earliest convenience, to discuss this report.

7. REPORT OF COUNSEL:

Routine matters only.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

Commissioner Ubalde asked permission to read the first resolution:

RESOLUTION NO. 2209
* * * * * * * * * *

RESOLUTION RATIFYING THE APPOINTMENT OF CARL L. WILLIAMS AS EXECUTIVE DIRECTOR AND SECRETARY-TREASURER OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION RATIFYING THE APPOINTMENT OF CARL L. WILLIAMS AS EXECUTIVE DIRECTOR AND SECRETARY-TREASURER OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, on August 25, 1978, the Commission appointed Carl L. Williams Acting Executive Director; and

WHEREAS, Mr. Williams has moved quickly to make positive changes in the Authority's management; and

WHEREAS, the Commission met in Executive Session as a Personnel Committee of the Whole on November 28, 1978, and voted to name Mr. Williams as Executive Director and Secretary-Treasurer of the Housing Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. This Resolution officially ratifies the action naming Carl L. Williams as Executive Director and Secretary-Treasurer of the Housing Authority of the City and County of San Francisco.

2. This action be effective as of November 28, 1978.

Commissioner Ubalde then made a motion to adopt this resolution, seconded simultaneously by Commissioners Anderson and Ergina. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde
Booker T. Anderson

NAYS: None

ABSENT: George Patton Colbert

EXCUSED: James San Fong

Chairperson declared resolution passed. She then stated there will be a statement to the press on this appointment.

The second resolution was presented. The Secretary stated that this resolution does not reflect all the administrative and staff assignment changes we will be making, but this budget must go in to HUD in order to receive the funding necessary to operate our Low Rent projects.

RESOLUTION NO. 2210
* * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979
COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979
COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255
* *

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for low rent project operations under Contract SF-255 covering the fiscal operating period October 1, 1978 to September 30, 1979; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207 (A), Part II, of the Annual Contributions Contract, and that rents have been or will be adjusted in accordance with the HUD approved rent schedule; and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, SubPart D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1978 will not be less than the amount equal to one-fifth of the sum of the "Family income", as defined in 24CFR860.403(f), of all such families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Commissioner Anderson moved for approval with a second from Commissioner Byrnes.

There was some discussion on the changes to be made, and the comparability of salary levels with the City and County of San Francisco employees. It was stated that we expect to bring all salary levels into a comparable level with like positions in the City and County. However, this is a comprehensive budget, designed to bring in necessary funds.

The question was called and the vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde
Booker T. Anderson

NAYS: None

ABSENT: George Patton Colbert

EXCUSED: James San Fong

Chairperson declared resolution passed.

The last resolution, covering budget for Section 8 Leased Housing, was introduced:

The Secretary stated this resolution was comparable to the one just passed and asked for Commission approval.

RESOLUTION NO. 2211
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979
COVERING SECTION 8 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-618
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979
COVERING SECTION 8 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-618
* *

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for low rent project operations under Contract SF-618 covering the fiscal operating period October 1, 1978 to September 30, 1979; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that in indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Commissioner Anderson made the motion to adopt; seconded by Commissioner Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A.C. Ubalde
Booker T. Anderson

NAYS: None

ABSENT: George Patton Colbert

EXCUSED: James San Fong

Chairperson declared resolution passed.

The Chairperson stated that we did not have a budget for Section 23 due to the lack of funding; however, as soon as it is prepared and approved, it will be sent over to HUD.

Commissioner Ubalde asked, in view of the fact that our Section 8 is really inadequate, that we look for help from regional and national bodies in filling this need in our city.

The Chairperson stated that Supervisors Hutch and Dolson had been in an accident last night and asked that messages be sent to both of them.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 9:19 A.M.

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, December 21, 1978

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, December 21, 1978.

1. ROLL CALL:

Chairperson called the meeting to order at 10:07 A.M.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner

ABSENT: George Patton Colbert, Commissioner

EXCUSED: James San Fong, Commissioner

Chairperson announced a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Edwin Lee, Asian Law Caucus & Ping Yuen Tenants Association
John Molinari, Supervisor, City of San Francisco
Gordon Lau, Supervisor, City of San Francisco
Jill Nelson, Ping Yuen Tenants Association
Louise Yee, Ping Yuen Tenants Association
Agnes L. Lee, Chinatown Neighborhood Improvement Resource Center
Jack Lee, PYTA - Asian Law Caucus
Christine Neal, PHTA
Randall Yip, S. F. Journal
Judith Alexandre, League of Women Voters
Ben L. Hendersen
George Lee, Ping Yuen

3. APPROVAL OF AGENDA:

Commissioner Ergina moved for acceptance of the agenda as presented. Commissioner Ubalde seconded. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved for acceptance of the minutes of the meeting of December 7, 1978 with a second by Commissioner Anderson. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

The Secretary prepared the following report:

URBAN INITIATIVES WORKSHOP IN PHILADELPHIA, DECEMBER 12-13, 1978

I have received reports from Lana Stein and Carol Norris, concerning the Urban Initiatives Workshop HUD required us to attend in Philadelphia, December 12 and 13, 1978.

Thirty-three authorities were represented at the workshop. Basically, the first day's session was devoted to team meetings concerning each Authority's work plan for the management assistance component. Our team met first with M. Susan Hughes, the HUD Area Office representative. She said changes were needed in our section dealing with management and maintenance. The team worked with her regarding what was required and a new section was prepared manually at the table. In the afternoon, the team was joined by Jerry White, of HUD Central Office. She asked that our submittal give sufficient background on the problems that were brought to light at the Authority, particularly fiscal, as that would explain why we want to use the funds in the manner we intend.

Ms. White asked us to submit a combined Phase I and Phase II work plan for the Management Assistance Component that would contain a diagnosis of problems existing at the Authority, which has basically already been prepared, and a description of tasks to be performed and an accompanying budget. The Plan is to be submitted with a Commission resolution and a letter from the Chairperson to Assistant Secretary Simons. The letter is to also request an immediate release of our Urban Initiatives modernization funds. The plan and a resolution will now be prepared for Commission consideration and distributed to the Commissioners early in January.

On December 13, a meeting was held regarding security. Mr. Lynn Curtis of HUD Central Office discussed the "Anti-Crime Demonstration" program section of Urban Initiatives. He said guidelines should be ready in January or February and then applications could be accepted. He said the "Anti-Crime Demonstration" applications should address the following areas:

1. Resident Involvement
2. Youth Employment
3. Services
4. Hardware
5. Management Improvement
6. Housing Authority - city police liaison

While there was no specific discussion regarding the utilization of security guards under this proposed program, it was HUD's position that the preferred use of these funds is for "sustaining" and permanent improvements. He said funds from this program will have to be used at a specific project but it does not have to be the same project for which we are applying targeted rehabilitation funds. He said 39 million dollars would be available to all authorities.

This Authority fully intends to apply for these funds when HUD announces its guidelines.

The Secretary stated we had to clear some of the technical problems concerning our application. However, it now appears to be in order and we hope to forward it some time in January with a resolution formalizing this matter so we can receive the funds.

There followed the Secretary's report on Work Stoppage:

He stated the Authority had initiated a program requiring all of our maintenance men to wear identifying vests so that the public housing residents would know who was authorized to enter the premises. The plumbers' union, particularly, objected to this. After several meetings with them, it became evident that the vests were not the real issue. The issue was that of payments owing to them on the welfare and benefits package. An accord was reached on this issue. The negotiations then moved on to a wage/cost-of-living increase. The discussions centered around the budget which had already been submitted to HUD and the possibility and appropriateness of submitting a revision to the budget prior to HUD's review of the submitted budget. It was finally agreed that we would write a letter, which letter went out on December 20th regarding the question of the plumbers' increase and seeking guidance from HUD on how to handle this matter. Until we receive a response from HUD we will continue to have negotiations with the various crafts unions regarding the questions they raise. The next meeting is scheduled for January 4, 1979.

7. REPORT OF COUNSEL:

Counsel Johnson reported on the status of the International Hotel litigation. She summarized the history of the appeal on file at the moment. There is a technicality working against us in that we are not a party in this case of the Four Seas Corporation wishing to demolish this building. This is probably the reason for all the denials to our appeals and requests for stays. The City Attorney's office did not wish to become involved in this. Mr. Bush, with the Four Seas, stated they did intend to go forward with demolishing the hotel, and there is nothing that we can do about this. Even though the hotel is demolished, the land will still be there. The case before the Appeals Court, however, counsel said, is still viable. Our action deals with the question of the Housing Authority taking land in the inner city through eminent domain and passing it to a private party for development for public purposes. Therefore the Commission may wish to consider this for a future action.

There followed some discussion on the commercial aspects of this type of acquisition. Counsel felt it would not be objectionable to have some type of commerce there to help defray costs and hold down rents. In regard to the outcome of this case, Counsel felt the Appeals Court would be hard pressed not to rule in our favor; this would be an opportunity for the Housing Authority to begin low cost housing in the inner city. She felt the case would be set for oral argument soon after the first of the year.

In connection with the International Hotel litigation, the question of the finances came up. The Secretary stated the City had set aside 1.3 million dollars for this purpose, and he said we will prepare appropriate requests to the Office of Community Development that the Housing Authority be reimbursed for their expenditures. Disposition of any remaining funds will be up to the Board of Supervisors and Mayor.

8. UNFINISHED BUSINESS:

Chairperson Wallace called for speakers on behalf of the Ping Yuen Tenants Association.

The Secretary introduced Supervisors Molinari and Lau who would speak as the arbitrators on this issue. Supervisor Molinari stated it would be a joint presentation. He said they had met with tenants, with staff, and had made on-site visits to the Ping Yuen project. They felt what had been done in regard to lighting, fences, and elevator safety devices were most helpful to the tenants. A Memorandum of Understanding had been reached by the tenants and Authority representatives and had been voted upon by the tenants the previous Tuesday and had passed. Basically, this Memorandum provides that four security guards shall be stationed at Ping Yuen until the end of the fiscal year, September 30, 1979.

There followed a great deal of discussion regarding the source of funding for this project along with the fact that other projects do not have this type of security provided for them. The Supervisor referred to the Pepper Bill and the fact that both Supervisors were working at getting this funding underway. The Supervisors pressed for acceptance of this Memorandum of Understanding. A great deal of concern was expressed for the situation that would prevail when this funding ran out at the end of the fiscal year--would the Housing Authority then be held responsible for continuing this program? The Supervisors stated that, having worked on and studied this problem for the past several months, they now had a better understanding of the Authority's overall problem, and they were working toward getting security for all projects. However, they could make no guarantees. In response to the question regarding the Authority's responsibility subsequent to September 30, 1979, the Supervisor referred to the Memorandum of Understanding, paragraph 3, stating that this agreement terminated as of the end of the fiscal year. However, it also stated that the Authority should investigate all means of funding to continue this program after that date. The Supervisor assured the Commissioners that the Authority would not be held responsible for continuation of this program at the end of the fiscal year. He also stated the rent money held in escrow would be released immediately upon acceptance of this Memorandum of Understanding.

Commissioner Ubalde asked again if the Housing Authority would be held harmless when the program ended.

Executive Director Williams indicated that it was his expressed understanding that on September 30, 1979, the security guard program would legally and programmatically terminate.

Upon clarification of these problem areas, the Commissioners expressed their basic agreement with the Memorandum of Understanding.

Commissioner Ubalde moved for acceptance of the Memorandum of Understanding in principle, since the Commissioners had not seen it fully, with ratification of the Memorandum at the next Commission Meeting on January 11, 1979. Commissioner Anderson seconded. There was unanimous approval. Chairperson declared motion accepted in principle.

Commissioner Byrnes left the meeting returning after a few moments.

Appreciation was expressed from all sides on the efforts made and the patience displayed throughout this trying situation. And the announcement that the security guards were bilingual was met with enthusiasm.

9. NEW BUSINESS:

The following report was prepared in connection with the first resolution:

CAL. 1-11, NORTH BEACH EXTERIOR LIGHTING - REJECTION OF BIDS

On November 21, 1978, the Authority received bids for the exterior lighting at the North Beach development. Out of three bids received, the apparent low bidder was approximately 70% over the engineer's estimate. Because of this overage, staff has recommended rejection of the bids and implementation of the work on a force account basis. HUD regulations permit the use of force account for this type of work.

If force account is employed, we will be able to save half the amount of the overage. If the work were to be rebid, the scope of the work would have to be reduced by one half in order to not exceed available funds. By proceeding with force account, the scope of work would be reduced but the reduction would be considerably less. In addition, a re-bidding process would take about one month. If force account were employed, implementation could start that much sooner.

Therefore, I recommend that these bids be rejected and the Authority proceed with force account.

RESOLUTION NO. 2212

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RESOLUTION REJECTING BIDS FOR INSTALLATION OF EXTERIOR LIGHTING, CAL. 1-11, NORTH BEACH

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RESOLUTION NO.
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RESOLUTION REJECTING BIDS FOR INSTALLATION OF EXTERIOR LIGHTING,
CAL 1-11, NORTH BEACH
* *

WHEREAS, on October 27, 30, 31, 1978, the Authority advertised for bids for Installation of Exterior Lighting at CAL 1-11, North Beach; and

WHEREAS, on November 21, 1978, the following bids were received for the work, publicly opened in accordance with said advertisement, and read aloud:

1.	E. C. & S. Corporation	$ 54,850.00
2.	Abbett Electric	$ 78,361.00
3.	Paganini Electric Corporation	$129,326.00

WHEREAS, after reviewing the Authority's budget amount for the work involved, it has been determined that the bids received exceeds the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned bids received for the work are hereby rejected.

II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.

III. That the Executive Director is instructed to proceed immediately with the installation of exterior lighting by use of Force Account labor.

Commissioner Ubalde moved for acceptance with second from Commissioner Ergina. The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes Dr. Amancio Ergina The Rev. Dr. A. C. Ubalde Booker T. Anderson
NAYS:	None
ABSENT:	George Patton Colbert
EXCUSED:	James San Fong

Chairperson declared resolution passed.

The Secretary had prepared the following report in support of the second resolution:

AWARD OF CONTRACT, CAL. 1-8, WESTSIDE COURT, CHILD CARE CENTER

Included in the 1977 Community Development program grant are funds for remodeling community space at the Westside Courts development.

The first segment of the work, a fire sprinkler system, was first advertised for bids in October, 1978. No response was received on the bid date, November 7, 1978. The work was rebid immediately with a revised bid date of November 28, 1978.

One bid was received, in the amount of $9,600.00. The bid is within the estimated cost. Accordingly, staff recommends award of a contract.

RESOLUTION NO. 2213
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RESOLUTION AUTHORIZING AWARD OF CONTRACT INSTALLATION OF FIRE SPRINKLER SYSTEM, CAL. 1-8, WESTSIDE COURTS CHILD CARE CENTER
* *

RESOLUTION NO. ____

RESOLUTION AUTHORIZING AWARD OF CONTRACT
INSTALLATION OF FIRE SPRINKLER SYSTEM
CAL 1-8, WESTSIDE COURTS CHILD CARE CENTER
* *

WHEREAS, on October 20, 23 and 24, 1978, the Authority advertised for bids for installation of a fire sprinkler system at CAL 1-8, Westside Courts Child Care Center; and

WHEREAS, on November 7, 1978, the published bid opening date, no bid response was received; and

WHEREAS, the Authority re-advertised for bid on November 13 and 13, 1978; and

WHEREAS, on November 28, 1978, the following bid was received, publicly opened and read aloud:

1. Cosco Fire Protection Company $9,600.00

WHEREAS, it has been determined that the single bid received is within the estimated budget and that award of a contract to a single bidder is within the HUD guidelines concerning public advertising for bids;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the installation of the fire sprinkler system be awarded to Cosco Fire Protection Company in the amount of $9,600.00.

II. That this action shall not constitute notice to the contractor of the award of the contract and no award shall be effective until the contractor is given notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

IV. That the Executive Director is authorized and directed to execute a contract with the contractor above on behalf of this Authority.

Commissioner Ergina moved for adoption; seconded by Commissioner Anderson. The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes Dr. Amancio Ergina The Rev. Dr. A. C. Ubalde Booker T. Anderson
NAYS:	None
ABSENT:	George Patton Colbert
EXCUSED:	James San Fong

Chairperson declared resolution passed.

The Secretary presented the third resolution with the following report:

PROPOSED HUD BUDGET FOR THE 1980 FISCAL YEAR

We have been advised that the Office of the President and the Office of Management and Budget will propose substantial cuts in the amount of subsidized housing to be funded in the fiscal 1980 budget due to the President's battle against inflation. However, inflation strikes most heavily against those of low income looking for adequate housing. Therefore, I have asked staff to prepare the attached resolution which requests that the President increase the amount of proposed funding to allow for the addition of 600,000 new units to the nation's subsidized housing stock.

The resolution also addresses the matter of inadequate operating subsidy for conventional public housing which has caused considerable impediment to the delivery of service to residents. The resolution asks the President to provide one billion dollars in operating subsidy for the 1980 fiscal year.

If approved by the Commission, the Resolution and a cover letter for the Chairperson's signature will be forwarded to the Office of the President, to the Director of the Office of Management and Budget, and to the HUD Secretary.

Secretary Williams recommended passage of the resolution.

RESOLUTION NO. 2214
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RESOLUTION REQUESTING THE OFFICE OF THE PRESIDENT TO INCREASE THE NUMBER OF SUBSIDIZED HOUSING UNITS AND AMOUNT OF OPERATING SUBSIDY TO BE PROVIDED IN THE FISCAL 1980 BUDGET
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION REQUESTING THE OFFICE OF THE PRESIDENT TO INCREASE THE NUMBER OF SUBSIDIZED HOUSING UNITS AND AMOUNT OF OPERATING SUBSIDY TO BE PROVIDED IN THE FISCAL 1980 BUDGET
* *

WHEREAS, this Commission is aware of the urgent need to reduce the rate of inflation in the United States; and

WHEREAS, the Commission is in sympathy with the President's proposals to fight inflation; and

WHEREAS, nonetheless, the Commission is critically aware of the unmet housing needs of those of low income both within the City and County of San Francisco and nationwide; and

WHEREAS, these needs are exacerbated by rising prices, increased demand and gentrification; and

WHEREAS, to meet the needs of those of low income for housing in an adequate fashion the number of subsidized units provided for in the fiscal 1980 budget should be increased rather than diminished; and

WHEREAS, large urban authorities are very hard-pressed under the current operating subsidy limits to fulfill the needs of the residents of public housing and provide adequate maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the President of the United States be requested to include in the fiscal 1980 budget a request for 600,000 units in low income housing either through the Section 8 or the conventional public housing program rather than the 290,000 now proposed.

2. That the President of the United States request operating subsidy funds for conventional public housing of $1 billion in the 1980 fiscal year.

The Secretary stated a copy of this had been forwarded to the Mayor's Office and he understood that office would also put some effort behind this action. There was further discussion regarding involving all of our legislators in this effort.

Commissioner Anderson moved for adoption; Commissioners Byrnes and Ubalde seconded simultaneously. The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes Dr. Amancio Ergina The Rev. Dr. A. C. Ubalde Booker T. Anderson
NAYS:	None
ABSENT:	George Patton Colbert
EXCUSED:	James San Fong

Chairperson declared resolution passed.

The Chairperson then reminded the Commission that action was required on the resolution regarding the Ping Yuen rent strike, even though, in principle, they agreed to the Memorandum of Understanding.

RESOLUTION NO. 2215
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RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION TO REJECT THE DECISION OF THE SAN FRANCISCO PUBLIC HOUSING TENANTS ASSOCIATION GRIEVANCE PANEL IN THE RENT STRIKE OF THE PING YUEN RESIDENT IMPROVEMENT ASSOCIATION
* *

RESOLUTION NO. ____

RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION TO REJECT THE DECISION OF THE SAN FRANCISCO PUBLIC HOUSING TENANTS ASSOCIATION GRIEVANCE PANEL IN THE RENT STRIKE OF THE PING YUEN RESIDENT IMPROVEMENT ASSOCIATION

* *

WHEREAS, the San Francisco Housing Authority has been informed by the Ping Yuen Resident Improvement Association that effective October 1, 1978, they were encouraging the residents of Ping Yuen to withhold rent until the Housing Authority provided adequate security; and

WHEREAS, for the month of October, 1978, 187 families from Ping Yuen developments have not paid their rent; and

WHEREAS, the Ping Yuen Resident Improvement Association has advised that an escrow account at a savings and loan association to secure this unpaid rent has been established; and

WHEREAS, the provision of this type of escrow account is not in accordance with our negotiated Grievance Procedure that requires the escrow account to be held jointly in the names of the Housing Authority and the Public Housing Tenants Association; and

WHEREAS, the Ping Yuen Resident Improvement Association has requested a Grievance Hearing regarding their security problems; and

WHEREAS, said hearing was held on Monday, November 6, 1978; and

WHEREAS, the Housing Authority has been advised by the Public Housing Tenants Association that the panel has ruled in favor of the Ping Yuen Resident Improvement Association; and

WHEREAS, the Grievance Panel authorized the continued withholding of rent by Ping Yuen residents until the Housing Authority provides security guards and improved maintenance; and

WHEREAS, the present budgetary limitations placed on the Housing Authority do not permit the hiring of security guards using public housing funds; and

WHEREAS, the cooperation agreement signed between the City of San Francisco and the Housing Authority of the City of San Francisco requires that City services, among them police protection, are the responsibility of the City of San Francisco Police Department; and

WHEREAS, the Housing Authority has on numerous occasions met with the residents of Ping Yuen to try to resolve these security problems; and

WHEREAS, progress has been made in the area of physical improvements as approved under the Community Development budgets; and

WHEREAS, the Housing Authority is committed to actively seeking funds from other sources to provide security for the various developments; and

WHEREAS, the Housing Authority has demonstrated it willingness to work closely with all resident associations to resolve security problems; and

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission overrule the decision of the Grievance Panel as provided for under Section VII(A)1) of the approved Grievance Procedure.

2. The present escrow account be dissolved and immediately returned to the Controller of the Housing Authority.

3. The Housing Authority staff be instructed to continue to intensify their efforts to resolve the problems of security in Ping Yuen as well as all developments.

4. The Commission and staff be willing to do whatever is financially feasible regarding security problems at Ping Yuen to try to resolve this present disagreement.

5. This Resolution become effective immediately.

Commissioner Ubalde moved for approval; Commissioner Anderson seconded. The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes Dr. Amancio Ergina The Rev. Dr. A. C. Ubalde Booker T. Anderson
NAYS:	None
ABSENT:	George Patton Colert
EXCUSED:	James San Fong

Chairperson declared resolution passed.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:25 A.M.

_____
Chairperson

_____
Secretary